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OFFICE OF THE COUNTY COUNSEL

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ANDREA SHERIDAN ORDIN
County Counsel

February 14, 2012

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

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Agenda No. 11
04/26/11

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

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February 14, 2012

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

**Re: PROJECT NUMBER 03-304-(5)
VESTING TENTATIVE TRACT MAP NUMBER 53933-(5)
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously held a duly-noticed public hearing on the above-referenced subdivision to authorize the creation of a clustered hillside residential development of 70 single-family residential lots, three commercial lots, four open space lots, one private park, and one public facility lot on 47.25 acres in the Castaic Canyon Zoned District. At the completion of the hearing, your Board certified the Final Environmental Impact Report for the project and adopted the Findings of Fact and Statement of Overriding Considerations, indicated your intent to approve the subdivision, and instructed our office to prepare findings and conditions for approval. Enclosed are findings and conditions for your consideration.

Very truly yours,

ANDREA SHERIDAN ORDIN
County Counsel

By *Elaine M. Lemke*
ELAINE M. LEMKE
Principal Deputy County Counsel
Property Division

APPROVED AND RELEASED:

Richard D. Weiss

RICHARD D. WEISS
Acting Senior Assistant County Counsel

EML:vn
Enclosures

HOA.845204.1

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
PROJECT NUMBER 03-304-(5)
VESTING TENTATIVE TRACT MAP NUMBER 53933-(5)**

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing in the matter of Vesting Tentative Tract Map No. 53933-(5) ("Vesting Map") on April 26, 2011. The Vesting Map was heard concurrently with Conditional Use Permit Case No. 03-304-(5) ("CUP"), Oak Tree Permit No. 03-304-(5) ("Oak Tree Permit"), and Zone Change No. 03-304-(5) ("Zone Change"), collectively the Project. The County Regional Planning Commission ("Commission") previously conducted a duly-noticed public hearing on the Project on June 2, 2010 and August 4, 2010.
2. The applicant, Bahram Safavi and Can Shelter, Inc. ("subdivider"), proposes to develop a clustered hillside residential development of 70 single-family residential lots, three commercial lots, four open space lots, one private park lot, and one public facility lot on 47.25 gross acres. The subdivider also proposes to remove 13 oak trees (non-heritage oaks) and encroach within the protected zone of 20 oak trees (including two heritage oaks).
3. The Vesting Map proposes the creation of 79 lots, which include a residential development of 70 single-family lots, three commercial lots, four open space lots, one private park lot, and one public facility lot on 47.25 gross acres.
4. The Project site is located parallel to and southwest of The Old Road and the Golden State Freeway (I-5), south of Parker Road, and north of Villa Canyon Road, within the Castaic Canyon Zoned District and Castaic Area Community Standards District ("CSD"), within the unincorporated area of Santa Clarita Valley.
5. The rectangular-shaped property that is subject to the Vesting Map is characterized by ridges, intervening canyons, and level terrain. Approximately 20 percent of the subject property has zero to 25 percent slopes, 25 percent of the property has 25 to 50 percent slopes, and the remaining 55 percent of the property has slopes greater than 50 percent.
6. Access to the Project site is provided by The Old Road, a varying 80- to 84-foot-wide secondary highway, onto a varying 60- to 66-foot new commercial Street "A," which will turn into a collector street within the Project. Three 58-foot-wide cul-de-sac streets will connect to the collector street.
7. The Project site is currently zoned A-2-2 (Heavy Agricultural-Two Acre Minimum Required Lot Area), which was established by Ordinance No. 7486 on April 3, 1959. The Project proposes a zone change from A-2-2 to RPD-5,000-1.9U (Residential Planned Development-5,000 Square Feet Minimum Required Lot

Area-1.9 Dwelling Units Per Acre) on 42.04 acres and to M-1-DP (Light Industrial-Development Program) on 5.21 acres.

8. Surrounding zoning includes:

North: RPD-9,000-6.5U (Residential Planned Development-9,000 Square Feet Minimum Required Lot Area-6.5 Dwelling Units Per Acre), R-3-13U-DP (Limited Multiple Residence-13 Dwelling Units Per Acre-Development Program), and CPD (Commercial Planned Development);
South: A-2-2;
East: A-2-2 and M-1-DP; and
West: A-2-2.

9. The Project site consists of four vacant lots. Surrounding uses include:

North: A mobile home park, multi-family housing, and a truck dealership;
South: Vacant properties;
East: A building materials yard and I-5 Freeway; and
West: Vacant properties.

10. The Zone Change is a related request by the subdivider to change the zoning from A-2-2 to RPD-5,000-1.9U on 42.04 acres of the Project site and to M-1-DP on 5.21 acres of the Project site. The Development Program ("DP") designation will ensure that development occurring after rezoning on the affected portion will conform to the approved plans and ensure compatibility with the surrounding area. As applied in this case, the CUP will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked Exhibit "A." Only development consistent with the CUP and the new zoning will be permitted unless a new zone change and/or CUP is first obtained. The Project shall not be approved unless and until the Zone Change is adopted by the Board and becomes effective.

11. The CUP is a related request to ensure compliance with the requirements of the Los Angeles County Code ("County Code") pertaining to urban and non-urban hillside management, density-controlled development, on-site Project grading exceeding 100,000 cubic yards, Residential Planned Development ("RPD") pursuant to County Code sections 22.20.460, 22.40.070, 22.40.080, 22.56.205, 22.56.210, and 22.56.215, as well as to ensure compliance with the proposed zoning pursuant to County Code section 22.40.040.

12. The Oak Tree Permit is a related request to authorize removal of 13 oak trees (non-heritage oaks) and encroachment into the protected zone of 20 oak trees (including two heritage oaks) pursuant to County Code section 22.56.2060.

13. The Vesting Map and exhibit map dated March 31, 2009, depict 70 single-family lots clustered over approximately 42.04 acres in the middle portion of the Project site. The single-family lots range in size from 5,003 to 16,927 net square feet and are designed along one main collector street (varying 60 to 64 feet in width) and four connecting (58 feet wide) cul-de-sac streets in a clustered design within the interior of the Project. The residential lots are designed with frontage ranging from 40 to 90 feet in width and average 6,000 square feet.
14. Three commercial lots are designed at the entrance of the development with frontage on the interior 66-foot-wide commercial Street "A." A commercial building for retail and/or professional office use is depicted on each commercial lot. The three commercial buildings will total 69,250 square feet. A total of 277 parking spaces are depicted within the three commercial lots which will provide required parking for a combination of office and retail uses. No eating establishments are depicted or proposed.
15. A total of 640,000 cubic yards each of cut and fill (total of 1.28 million cubic yards) will be balanced on site. The grading will consist of on-site improvements including development of single-family residential lots and on-site and off-site improvements along The Old Road.
16. A 4.1-gross-acre private park (3.7 net acres) is depicted on the west side of the Project site at the end of the proposed Street "A." This private park is designed with a picnic area, basketball court, tot lot, and a five-foot-wide trail designed only within the private park lot without connection to other trails.
17. The Oak Tree Exhibit site plan dated May 21, 2008, depicts a total of 33 oak trees (two heritage oaks). A total of 24 oak trees (non-heritage oaks) are within the Project site and nine oak trees (of which two are heritage oaks) are outside of the Project site adjacent to the southern and western Project boundaries. All 13 oak trees (non-heritage) depicted to be removed are within the Project boundary and located within proposed commercial lots (three oak trees) and graded slopes (10 oak trees). Up to 20 oak trees (two heritage oaks) are depicted to be encroached upon by proposed grading of manufactured slopes; 11 of the encroachments are within the Project boundary and nine are outside of the western Project boundary.
18. The property is situated in the HM (Hillside Management-One Dwelling Unit Per Five Acres to One Dwelling Unit Per Two Acres), U1 (Urban 1-1.1 to 3.3 Dwelling Units Per Acre), U2 (Urban 2-3.4 to 6.6 Dwelling Units Per Acre), U3 (Urban 3-6.7 to 15 Dwelling Units Per Acre), and M (Industrial) land use categories of the Santa Clarita Valley Area Plan ("Area Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). Residential development is permitted within the U1, U2, U3, and HM land use categories. None of the residential development will be located within the M land use designation.

19. The single-family residential portion of the Project is consistent with the existing and proposed zoning classifications. Single-family residential development is permitted in the A-2 zone pursuant to section 22.24.120 of the County Code, and permitted in the proposed RPD-5,000-1.9U zone per section 22.20.460 of the County Code. The subdivider has requested a CUP to authorize a clustered design within the middle area as a density-controlled development pursuant to sections 22.24.150 and 22.56.205 of the County Code, which allow for a reduction in lot sizes to less than the 22,926 square feet that would be required by the proposed zone. The Project proposes a minimum of 5,000 square feet for each lot, with the allowable density averaged over the Project site.
20. The proposed retail and office uses within the commercial lots are consistent with the proposed M-1-DP zoning classification. The subdivider has also requested a CUP to comply with the proposed DP zone to ensure that the development will comply with the proposed designs and exhibits as submitted to the County.
21. Development on the proposed parcels must comply with the County Low Impact Development, Green Building, and Drought-Tolerant Landscaping Ordinances, as applicable, prior to issuance of a building permit or, alternatively, must comply with State law regarding these issues in the event that any or all of the above-referenced County ordinances are repealed.
22. The proposed Project is exempt from the Castaic Area CSD. The Castaic Area CSD was adopted by the Board on November 30, 2004, and effective on December 30, 2004. The Project was filed on October 1, 2003 and deemed a complete application before the effective date of the Castaic Area CSD. The subdivider, however, agreed that the commercial portion of the Project would be developed consistent with the CSD and is so conditioned.
23. Prior to the Commission hearing the Department of Regional Planning ("Regional Planning") conducted an Initial Study for the Project and determined that an Environmental Impact Report ("EIR") was required under the California Environmental Quality Act ("CEQA").
24. Letters were received by Regional Planning and submitted to the Commission regarding the Draft EIR for the Project from the State of California Governor's Office of Planning and Research, California Natural Resources Agency Department of Fish and Game, the City of Santa Clarita, and the South Coast Air Quality Management District. All comments in those letters were responded to in the Final EIR.
25. Prior to the Commission's public hearing, notice of public hearing was published timely in *The Signal* and *La Opinion* newspapers. Additionally, notices were mailed to property owners within a 1,000-foot radius of the subject property as well as those individuals and organizations on Regional Planning's courtesy mailing lists. Public hearing signs were posted timely on the subject property. Project materials, including the staff report, tentative map, Exhibit "A," Oak Tree

Exhibit, and environmental documentation were mailed to the Newhall Library, 22704 West Ninth Street, Santa Clarita, California 91321. Original Project materials are available at Regional Planning, 320 West Temple Street, Room 1382, Los Angeles, California 90012. Project materials are also posted on the Regional Planning website <http://planning.lacounty.gov/case.htm>.

26. During the first public hearing session before the Commission on June 2, 2010, staff from Regional Planning presented the proposed Vesting Map with the associated Zone Change, CUP, and Oak Tree Permit.
27. During the June 2, 2010 public hearing session, the Commission heard testimony from a representative of the subdivider, who stated that the Project will include construction of the most difficult portion of The Old Road Capital Improvement Project, and further that the subdivider would be willing to dedicate the proposed private trail and trailhead to the County Department of Parks and Recreation for future connection to County trails. The private trail depicted on the site plan for the Project is solely designed within Private Park Lot No. 74 without connection to a separate trail or lot.
28. During the June 2, 2010 public hearing session, the Commission discussed the proposed development and noted that photovoltaic structures on the roofs of the single-family structures could improve the Project; the commercial buildings are well located in relation to the visual impacts of the Project; the Project's access from The Old Road is taken by a natural opening on the property; and two of the three significant impacts identified in the Draft EIR would be only temporary impacts during construction of the Project.
29. During the Commission's June 2, 2010 public hearing session, Regional Planning staff recommended a continuance of the hearing to allow the subdivider additional time to address the fact that:
 - A. The Oak Tree Permit application did not include a request for encroachment onto all oak trees as depicted on the oak tree exhibit;
 - B. A revised slope density analysis depicting all of the Project's land use designations and acreage was required to calculate the maximum density for the Project;
 - C. The originally proposed residential zone change of A-2-2 to RPD-5,000-2.5U did not accurately reflect the Project's density. The zone of RPD-5,000-1.9U accurately reflected the Project density of 70 single-family lots; and
 - D. The Draft EIR comment period was still open and the final environmental documents had not been completed, including the Final EIR, Findings of Fact and Statement of Overriding Considerations ("Findings of Fact and SOC"), and Mitigation Monitoring and Reporting Program ("MMRP").

30. At the conclusion of the June 2, 2010 public hearing session, the Commission continued the public hearing to August 4, 2010, to allow the subdivider to work with Regional Planning staff to resolve the remaining outstanding issues regarding the Project and to allow staff to prepare the final documents.
31. Following the Commission's June 2, 2010 public hearing session, the subdivider modified the Oak Tree Permit application to request an encroachment of up to 20 trees instead of up to eight trees as originally proposed. Due to this change, the Project was re-noticed. A new notice was timely posted on the property, mailed to all property owners within 1,000 feet of the Project property boundary, and published in *The Signal* and *La Opinion* newspapers.
32. During the August 4, 2010 public hearing session, the Commission heard a presentation from staff which included a discussion of how remaining Project issues were resolved. This discussion indicated that:
 - A. The Oak Tree Permit was revised to include up to 20 encroachments (two heritage oaks), accurately reflecting the oak tree exhibit submitted for the Project;
 - B. The residential Zone Change request was revised to RPD-5,000-1.9U instead of RPD-5,000-2.5U, accurately reflecting the Project's proposed density;
 - C. A revised slope density analysis map was received and analyzed by staff which concluded that the maximum density for the Project site was 77 units; and
 - D. Final environmental documents, including the Final EIR, Findings of Fact and SOC, and Final MMRP were prepared.
33. During the August 4, 2010 public hearing session, the Commission heard a short presentation from the subdivider's representative who agreed with staff's recommendations, noted that the Project had the community's support, and discussed the benefits of the Project to the community by its resulting in:
 - A. Construction of a portion of the County's The Old Road Capital Improvement Project along the property's frontage;
 - B. An increase in jobs for the community;
 - C. Preservation of open space including construction of a private park lot within the development; and
 - D. Convenient location of commercial lots along the front of the Project site.

34. During the August 4, 2010 public hearing session, the Commission commended the subdivider on its outreach efforts to the community.
35. During the August 4, 2010 public hearing session, after considering the entirety of the record, the Commission closed the public hearing; certified the EIR and adopted the Findings of Fact and SOC; adopted the MMRP; approved the Vesting Map, CUP, and Oak Tree Permit, and recommended approval of the Zone Change to the Board.
36. The Commission's approval of the Project was deemed "timely called up for review" by the Board pursuant to section 22.60.230.B.2 of the County Code because the Project included the Zone Change.
37. The Board's duly-noticed public hearing for the Project was held on April 26, 2011. Regional Planning staff presented a report that described the Project and outlined the administrative process that had occurred to date. No new correspondence regarding the Project was received by the Board.
38. During the Board's April 26, 2011 public hearing, a consultant for the Project was available to answer questions, but none were asked.
39. The Board finds that, with the conditions imposed on the Project, it will comply with the development standards of the RPD-5,000-1.9U zone pursuant to County Code section 22.20.460, and M-1-DP zone pursuant to County Code sections 22.32.040 and 22.40.040.
40. The Board finds that the proposed subdivision and the provisions for its design and improvements are consistent with the goals and policies of the Area Plan. The Project increases the supply and diversity of housing and promotes the efficient use of land through a more concentrated pattern of development while minimizing development in hillside and natural resource areas.
41. The Board finds that the Project site is physically suitable for the type of development and density being proposed because the property has adequate building sites to be developed in accordance with the County grading ordinance, has access to a County-maintained street, will be served by public sewers, will be supplied with water and distribution facilities to meet anticipated domestic and fire protection needs, and will have flood hazards and geologic hazards mitigated in accordance with the requirements of the County Department of Public Works.
42. The Board finds that the design of the subdivision and its type of improvements will not cause serious public health problems because sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the conditions of approval.

43. The Board finds that the design of the subdivision and its proposed improvements will not cause substantial environmental damage or substantial and unavoidable injury to fish or wildlife or their habitat. The subject property is not located within an adopted Significant Ecological Area and will not affect any stream courses or high value riparian habitat.
44. The Board finds that the design of the subdivision provides for future passive or natural heating or cooling opportunities as feasible therein.
45. The Board finds that division and development of the property in the manner set forth on this Vesting Map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this Vesting Map since the design and development as set forth in the conditions of approval and on the Vesting Map provide adequate protection for any such easements.
46. The Board finds that, consistent with Article 3.5 of Chapter 4 of the California Subdivision Map Act, the proposed subdivision does not contain, or front upon, any public waterway, river, stream, coastline, shoreline, lake, or reservoir.
47. The Board finds that discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with section 13000) of the California Water Code.
48. The Board finds that the housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the Project was determined to be consistent with the General Plan.
49. The Board finds that this tract map has been submitted as a "vesting" tentative map. As such, it is subject to the provisions of sections 21.38.010 through 21.38.080 of the County Code.
50. The Board finds that an Initial Study was prepared for this Project in compliance with the California Environmental Quality Act ("CEQA") (Public Resources Code section 21000 et. seq.), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. In accordance with State and County Environmental Quality guidelines, a Draft and Final EIR were prepared for the Project and made available for public review for more than 45 days from May 3, 2010 to June 28, 2010. The EIR concluded that certain impacts cannot be mitigated to less than significant levels, which included air quality and noise (both temporary during construction) and biological resources (cumulative). The SOC was prepared to address the three impact areas that cannot be mitigated to less than significant. An MMRP was also prepared to identify how and when environmental mitigation measures will be performed and who has responsibility to monitor their performance.

51. Approval of the Project requires adoption of the Findings of Fact and SOC. At the close of its April 26, 2011 hearing on the Project, the Board adopted the Findings of Fact and SOC, which are incorporated herein by this reference, as if set forth in full.
52. The Board reviewed and considered the Final EIR and found that it reflects the independent judgment of the Board. As stated in the Final EIR and Findings of Fact and SOC, implementation of the Project will result in specifically identified significant effects upon the environment. Except for adverse impacts upon air quality (temporary during construction), noise (temporary during construction), and biological resources (cumulative), identified significant adverse effects will be reduced to less than significant levels with the mitigation measures identified in the Final EIR which are incorporated as conditions for this Project.
53. With respect to the adverse effects upon air quality (temporary during construction), noise (temporary during construction), and biological resources (cumulative), the Board determines that the substantial benefits resulting from the Project outweigh the unavoidable adverse effects and are acceptable based upon the overriding considerations set forth in the Findings of Fact and SOC.
54. The Board finds that an MMRP consistent with the conclusions and recommendations of the Final EIR was prepared, and its requirements are incorporated into the conditions of approval for this Project.
55. The Board finds that the MMRP, in conjunction with the Final EIR, identified in detail how compliance with its measures adopted to mitigate or avoid potential adverse impacts to the environment are ensured.
56. The Project has an impact on fish and wildlife resources. Therefore, the Project is not exempt from California Department of Fish and Game fees pursuant to section 711.4 of the California Fish and Game Code.
57. Approval of this Vesting Map is conditioned on the subdivider's compliance with the attached conditions of approval as well as the conditions of approval for the related CUP, Oak Tree Permit, and the MMRP.
58. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Certifies that the Final EIR was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the information contained in the Final EIR, and that the Final EIR reflects the independent judgment and analysis of the Board as to the environmental consequences of the Project; indicates that, at the conclusion of its hearing on the Project, it certified the Final EIR, adopted the Findings of Fact and SOC for the Project, and adopted the MMRP, which is appended to and included in the attached conditions of approval, finding that pursuant to Public Resources Code section 21081.6, the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; finds that the unavoidable significant effects of the Project after adoption of said mitigation measures are as described in those Findings of Fact and SOC; and determines that the remaining, unavoidable environmental effects of the Project have been reduced to the extent possible and to an acceptable level, and are outweighed by specific health and safety, economic, social, and/or environmental benefits of the Project as stated in the Findings of Fact and SOC; and
2. Approves Vesting Tentative Tract Map No. 53933-(5) subject to the attached conditions.

**CONDITIONS OF APPROVAL
PROJECT NUMBER 03-304-(5)
VESTING TENTATIVE TRACT MAP NUMBER 53933-(5)**

1. This grant authorizes the use of the 47.25-acre subject property for a clustered hillside residential development within urban and non-urban Hillside Management ("HM") areas, consisting of a maximum of 70 single-family units, as depicted in the approved Exhibit "A" dated March 31, 2009, on-site project grading exceeding 100,000 cubic yards, Residential Planned Development and Development Program zoning, and the removal of 13 trees of the Oak Genus and encroachment within the protected zone of 20 trees of the Oak Genus identified in the permittee's site plan and Oak Tree Report, subject to all of the following conditions of approval.
2. The subdivider shall conform to the requirements of Title 21 of the Los Angeles County Code ("County Code") (Subdivision Ordinance). Unless otherwise apparent from the context, the term "subdivider" shall include the applicant or any successor in interest, and any other person, corporation, or entity making use of this grant. The subdivider shall also conform to the requirements of Conditional Use Permit No. 03-304-(5) ("CUP"), Oak Tree Permit No. 03-304-(5) ("Oak Tree Permit"), and the Mitigation Monitoring and Reporting Program ("MMRP") for this project, a copy of which is attached to these conditions, approved by the Los Angeles County ("County") Board of Supervisors ("Board") in connection with approval of Vesting Tentative Tract Map No. 53933-(5) ("Vesting Map").
3. Except as otherwise specified in Condition No. 4 below, the subdivider shall conform to the applicable requirements of the RPD-5,000-1.9U (Residential Planned Development-5,000 Square Feet Minimum Required Lot Area-1.9 Dwelling Units Per Acre) and M-1-DP (Light Industrial-Development Program) zones.
4. In accordance with the related CUP, this land division is approved as a density-controlled development in an urban and non-urban hillside management area, in which areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the RPD-5,000-1.9U zone.
5. Recordation of the first final unit map is contingent upon the adoption of Zone Change No. 03-304-(5) by the Board changing the zoning from A-2-2 to RPD-5,000-1.9U on 42.04 acres and to M-1-DP on 5.21 acres of the site and such ordinance becoming effective.
6. Prior to recordation of any final map, the subdivider shall submit a draft copy of the project's Covenants, Conditions, and Restrictions ("CC&Rs"), and any covenants or maintenance agreements proposed, to the County Department of Regional Planning ("Regional Planning") for review and approval. The subdivider shall submit separate CC&Rs for the single-family homes portion of the project ("Single-family CC&Rs") and the commercial portion of the project ("Commercial

CC&Rs"). Required provisions to be contained in the CC&Rs are set forth in Condition Nos. 13, 14, and 22. Those provisions required by the County to be contained in the CC&Rs shall be identified as such and shall not be modified in any way without prior authorization from Regional Planning.

7. Prior to the use of this grant, the subdivider shall submit evidence to Regional Planning that the conditions of the associated CUP, Oak Tree Permit, and MMRP have been recorded in the office of the County Registrar-Recorder/County Clerk.
8. Within 30 days of the approval date of this grant, the subdivider shall record a covenant and agreement with the County agreeing to comply with the required environmental mitigation measures imposed in the final environmental impact report ("EIR") for the project which are set forth in the MMRP, and shall attach the MMRP to the document to be recorded. Prior to recordation of the covenant and agreement, the subdivider shall submit a copy of the draft covenant and agreement to the Director of Regional Planning ("Director") for review and approval.
9. Permission is granted to adjust lot lines subject to the review and approval of Regional Planning.
10. The subdivision shall provide at least 40 feet of street frontage for each lot. For lots with radial lot lines, the subdivider shall also provide a chart setting forth the street frontage lengths.
11. The subdivider shall show The Old Road, "A" Street, "B" Court, "C" Court, "D" Court, and "E" Court as dedicated streets on the applicable final unit map.
12. The subdivider shall dedicate to the County on the applicable final unit map the right to prohibit development, including constructing any structures and/or grading on the open space areas, as depicted on the project's open space exhibit as Lot Nos. 71, 72, 73, and 78, and on the back of single-family lots, and shall record "Open Space-Building Restriction Area" over those open space areas on the relevant final unit map.
13. Except as provided in this condition, the subdivider shall dedicate open space Lot Nos. 71, 72, 73, and 78 to an appropriate public agency for ownership and maintenance, to the satisfaction of Regional Planning. The dedication shall contain language requiring that access for emergency purposes shall not be prohibited over said open space lots. If no public agency agrees to accept Lot Nos. 71, 72, 73, and 78, then the subdivider shall provide for the ownership and maintenance of said lots as open space by the homeowners' association through the Single-family CC&Rs to the satisfaction of Regional Planning. In such case, those CC&Rs shall provide that access for emergency purposes shall not be prohibited over said lots.

14. The subdivider shall provide for the ownership and maintenance of the private park Lot No. 74 by the homeowners' association through the Single-family CC&Rs, maintenance district, or other appropriate means or methods to ensure the permanent reservation and continued perpetual maintenance of required commonly-owned areas to the satisfaction of Regional Planning.
15. The subdivider shall number all open space lots on the applicable final unit map and provide access of a minimum 15 feet in width to each open space lot to the satisfaction of Regional Planning.
16. Permission is granted to create additional open space lots to the satisfaction of Regional Planning.
17. Permission is granted to record multiple final maps. Each final unit map that is recorded shall comply on its own, or in combination with previously recorded final unit maps, with the open space and lot area requirements of the Los Angeles Countywide General Plan, Title 22 of the County Code, and the CUP.
18. Regarding the development schedule for the project, prior to approval of each final unit map, the subdivider shall submit, to the satisfaction of the County Subdivision Committee ("Subdivision Committee"), an updated phasing map depicting access to all phases of the Project and the open space acreage within each phase. The phasing map must indicate the boundaries of the current final unit map; the boundaries and status of all previously filed final unit maps; the expected boundaries and phasing of all future final unit maps; and a summary sheet indicating the number and type of all lots shown, including the lots' open space breakdown by phase, acreage, type, and percentage on the current and previous final unit maps.
19. Permission is granted to phase grading for the project to the satisfaction of the County Department of Public Works ("Public Works") and Regional Planning.
20. The regulations in the County's Green Building, Drought-Tolerant Landscaping, and Low-Impact Development ordinances, set forth in Parts 20, 21, and 22 of section 22.52 of the County Code respectively shall apply to this project, and all future development on the site shall comply with these regulations. In the event that any or all of the above-referenced County ordinances are repealed, State law and regulations regarding green building, drought-tolerant landscaping and low-impact development shall apply.
21. No grading permit shall be issued prior to the recordation of the first final unit map, unless the Director determines that the proposed grading conforms to the conditions of this grant, and conditions of the CUP and Oak Tree Permit.
22. The subdivider shall provide slope planting and an irrigation system in accordance with the grading provisions of Title 22 of the County Code. The subdivider shall include conditions in the Single-family and Commercial CC&Rs,

which require continued maintenance of the plantings for lots having planted slopes.

23. The irrigation system for manufactured slopes shall, to the satisfaction of the Director and Public Works, include dual piping to allow for future connection and use of reclaimed water within landscaped slopes.
24. As required by section 21.32.195 of the County Code, the subdivider shall plant or cause to be planted at least one tree of a non-invasive species within the front yard of each residential lot. The location and the species of said trees shall be incorporated into the site plan or landscape plan. Prior to recordation of the applicable final unit map, the site/landscaping plan must be approved by the Director, and the subdivider shall post a bond with Public Works, or submit other verification to the satisfaction of Regional Planning, to ensure planting of the required trees.
25. If bonds are posted for any improvements required by these conditions, the subdivider shall be financially responsible and shall reimburse Regional Planning for all inspections related thereto. The amount charged for additional inspections shall be \$200 per inspection or the current recovery cost at the time any additional inspections are required, whichever is greater.
26. Within three days of the approval date of this Vesting Map, the subdivider shall remit processing fees payable to the County in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the California Public Resources Code for Project No. 03-304-(5), which includes this grant and Zone Change, and the CUP and Oak Tree Permit. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to section 711.4 of the California Fish and Game Code, the subdivider is responsible for the payment of fees established by said department for the project's impacts to fish and wildlife and to defray the cost of wildlife protection and management. The current fee amount is \$2,944. No land use project subject to this requirement is final, vested, or operative until the fee is paid.
27. The mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Final EIR for the Project, which are set forth in the MMRP, are incorporated by this reference and made conditions of the Vesting Map. The subdivider shall comply with all such mitigation measures in accordance with the attached MMRP. To ensure the effectiveness of these mitigation measures, the subdivider shall submit mitigation monitoring reports to Regional Planning as frequently as may be required by the Director. These reports shall describe the status of the subdivider's compliance with the required mitigation measures.
28. Within 30 days of final approval of this Vesting Map, the subdivider shall deposit the sum of \$6,000 with Regional Planning to defray the cost of reviewing and verifying the information required by the MMRP. The subdivider shall retain the

services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director, to ensure that all applicable mitigation measures are implemented and reported in the required MMRP.

29. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County, its agents, officers, and employees to attack, set aside, void, or annul this Vesting Map approval, or the related discretionary grants, whether legislative or quasi-judicial, which action is brought within the applicable limitation period of Government Code section 66499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any such claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to reasonably cooperate in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the County.
30. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 days of the filing, pay Regional Planning an initial deposit of \$5,000 from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to subdivider, or subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the subdivider according to section 2.170.010 of the County Code.

31. Except as modified herein, this approval is subject to all of the conditions set forth in the CUP No. 03-304-(5), Oak Tree Permit No. 03-304-(5), MMRP, and the attached reports recommended by the Subdivision Committee, which Subdivision Committee consists of Regional Planning, Public Works, and the County Departments of Fire, Parks and Recreation, and Public Health.

Attachments:

Subdivision Committee Report (pages 1 – 25)

Mitigation Monitoring and Reporting Program (MMRP) (pages 1 – 45)

The following reports consisting of 19 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
8. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
9. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
10. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
11. Show open space lots on the final map and dedicate residential construction rights over the open space lots.
12. Quitclaim or relocate easements running through proposed structures.
13. If unit filing occurs, reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, etc., in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.
14. Design the boundaries of the unit final maps to the satisfaction of the Departments of Regional Planning and Public Works.
15. The first unit of this subdivision shall be filed as Tract No. 53933-01, the second unit, Tract No. 53933-02, and the last unit, Tract No. 53933.
16. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 53933 (Rev.)

Page 3/3

TENTATIVE MAP DATED 03-31-2009
EXHIBIT MAP DATED 03-31-2009

17. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
18. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
19. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

-HW
Prepared by Henry Wong
tr53933L-rev2.doc

Phone (626) 458-4915

Date 07-29-2009



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 53933
CUP NO. 03-304

TENTATIVE MAP DATE: 03/31/09
EXHIBIT MAP DATE: 03/31/09

STORM DRAIN AND HYDROLOGY SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to Improvement Plans Approval:

1. Comply with the requirements of the Drainage Concept/Hydrology Study/Standard Urban Stormwater Mitigation Plan (SUSMP), which was conceptually approved on 10/02/08 to the satisfaction of the Department of Public Works.
2. Obtain approval or letter of non-jurisdictional from the State Department of Fish and Game.
3. Obtain approval or letter of non-jurisdictional from the State Water Resources Control Board.
4. Obtain approval or letter of non-jurisdictional from the Corps of Engineers.
5. Provide a permit from Caltrans for proposed connection and encroachment into Caltrans' right of way to the satisfaction of the Department of Public Works.
6. Avoid cross tract boundary drainage within limits of slope easement along street frontage with The Old Road.

Prior to recordation of a Final Map or Parcel map Waiver:

1. Submit plans of drainage facilities as required by hydrology study for design of drainage facilities to the satisfaction of Department of Public Works.
2. Show and dedicate to Flood Control District or to the County of Los Angeles easements and/or right of way on the final map to the satisfaction of the Department of Public Works.
3. An assessment district shall be formed to finance the future ongoing maintenance and capital replacement of all drainage devices/systems identified by the Department of Public Works. The Subdivider shall deposit the first year's total assessment based on the Public Works engineering report. This will fund the first year's maintenance after the facilities are accepted. The second and subsequent years assessment will be collected through the property tax bill. This is required to the satisfaction of the Department of Public Works.

Name

Lizbeth Cordova
LIZBETH CORDOVA

Date

7/29/09

Phone (626) 458-4921

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
 900 So. Fremont Ave., Alhambra, CA 91803
 TEL. (626) 458-4925

DISTRIBUTION

1 Geologist
 1 Soils Engineer
 1 GMED File
 1 Subdivision

TENTATIVE TRACT MAP 53933

SUBDIVIDER Canshelter, Inc.

ENGINEER SR Consultants West, Inc.

GEOLOGIST & SOILS ENGINEER The J. Byer Group, Inc.

TENTATIVE MAP DATED 3/31/09 (Revision)

LOCATION Castaic

REPORT DATE 8/4/08, 11/4/05, 8/29/05

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

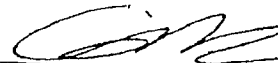
THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to GS051.0 in the Manual for Preparation of Geotechnical Reports (<http://www.dpw.lacounty.gov/gmed/manual.pdf>).
2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
3. Prior to grading plan approval a detailed engineering geology and soils engineering report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultants must be incorporated into the plan (Refer to the Manual for Preparation of Geotechnical Reports at <http://www.dpw.lacounty.gov/gmed/manual.pdf>).
4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas (refer to GS063.0 in the manual for preparation of Geotechnical Reports).
5. The Soils Engineering review dated 4/14/09 is attached.

NOTE Provide a copy of this review with your resubmittal

Prepared by

Reviewed by



Geir Mathisen

Date

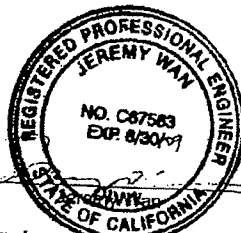
4/28/09

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>
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SOILS ENGINEERING REVIEW SHEET

District Office
PCA
Sheet 1 of 1

DISTRIBUTION:
 _____ Drainage
 _____ Grading
 _____ Geo/Soils Central File
 _____ District Engineer
 _____ Geologist
 _____ Soils Engineer
 _____ Engineer/Architect



Date 4/14/09

Subdivision Committee Report
VTTM No. 53933-(5) page 6 of 25

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Provide approval of:
 - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP) plan by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
 - c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Game, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

2. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
3. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.


Name: Jason Flood

P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\53933 rev2.doc

Date 4/23/09

Phone (626) 458-4921

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A minimum centerline curve length of 100 feet shall be maintained on all local streets. A minimum centerline curve radius of 100 feet shall be maintained on all cul-de-sac streets. Reversing curves of local streets need not exceed a radius of 1,500 feet, and any curve need not exceed a radius of 3,000 feet.
2. The minimum centerline radius is 350 feet on all local streets with 64 feet of right of way and on all the streets where grades exceed 10 percent.
3. Compound curves are preferred over broken-back curves. Broken-back curves must be separated by a minimum of 200 feet of tangent. If compound curves are used, the radius of the smaller curve shall not be less than two-thirds of the larger curve. The curve length of compound curves shall be adjusted to exceed a minimum curve length of 100 feet, when appropriate.
4. Curves through intersections should be avoided when possible. If unavoidable, the alignment shall be adjusted so that the proposed BC and EC of the curve through the intersection are set back a minimum of 100 feet away from the BCR's of the intersection.
5. Reversing curves and compound curves through intersections should be avoided when possible. If unavoidable, the minimum centerline radius of reversing curves and compound curves through intersections shall comply with design speeds per the Subdivision Plan Checking Section's "Requirements for Street Plans" and sight distances. Maintain a minimum centerline radius of 550 feet on "A" Street / "B" Court at the unnamed street along intersections with reversing curves and compound curves.
6. The centerline of all local streets shall be aligned without creating jogs of less than 150 feet. A one-foot jog may be used where a street changes width from 60 feet to 58 feet of right of way.
7. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
8. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.

9. Provide maximum 6 percent grade through the knuckle at the intersection of "D" Street and "C" street.
10. Provide minimum landing area of 100 feet for local collectors, 50 feet for local access roads, and 25 feet for cul-de-sacs at a maximum 3 percent grade on all "tee" intersections.
11. At tee intersections involving local streets, the maximum permissible grade of the through street across the intersection is 10 percent. For intersections involving multi-lane highways, the maximum permissible grade of the through street is three percent.
12. Provide intersection sight distance commensurate with a design speed of:
 - a. 55 mph (585 feet) on The Old Road from "A" Street (northerly direction) and from the existing driveway (Tract 34365) west of the proposed subdivision;
 - b. 40 mph (415 feet) on "A" Street from "D" Street (northerly direction) and from "C" Court (southerly direction);
 - c. 30 mph (310 feet) on "C" Street from "E" Court (southerly direction).

Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required.
13. All line of sight easements shall be depicted on landscaping plans.
14. Conform with the approved conceptual signing and striping plan dated 02-18-2009. Provide detailed 40 foot scale signing and striping plans (interim and ultimate) for The Old Road and "A" Street within or abutting this subdivision to the satisfaction of Public Works.
15. Dedicate vehicular access rights on Commercial Lot 77 to The Old Road.
16. Dedicate vehicular access rights on The Old Road to Lots A and Lot 73 and on "A" Street/"B" Court to Lots 1, 15, 24, 70, 71, and 73, unless the Department of Regional Planning requires the construction of a wall. In such cases, complete access rights shall be dedicated.

17. Provide standard property line return radii of 13 feet at all local street intersections and 27 feet at the intersection of The Old Road and "A" Street. Additional right of way for a corner cutoff shall be dedicated on "A" Street at The Old Road.
18. Dedicate 66 feet of right of way on "A" Street from The Old Road to "C" Court.
19. Dedicate 64 feet of right of way on "A" Street from "C" Court to "B" Court.
20. Dedicate 60 feet of right of way including additional right of way for a standard knuckle on "D" Street and "C" Street.
21. Dedicate 58 feet of right of way including additional right of way for a standard cul-de-sac bulb on "B" Court, "C" Court, "D" Court, and "E" Court.
22. If the centerline of the existing pavement on The Old Road does not coincide with the record centerline, provide a new centerline to the satisfaction of Public Works.
23. Repair any broken or damaged pavement on The Old Road abutting this subdivision.
24. Construct highway improvements along the property frontage on The Old Road, including curb, gutter, base, pavement, and full-width sidewalk to the satisfaction of Public Works. All road improvements shall be compatible or consistent with the County's proposed widening improvements per RDC no. 0013882.
25. Construct additional pavement on The Old Road to provide exclusive left-turn lane, right-turn lane, and transition pavement for a 55 mph design speed at "A" Street to the satisfaction of Public Works. Dedication of additional right of way may be required.
26. Construct off-site transition pavement for a 55 mph design speed to join the new The Old Road with existing improvements in the vicinity of the easterly property lines to the satisfaction of Public Works. If needed, provide off-site grading to the satisfaction of Public Works.
27. Provide off-site easement and/or right of way to allow for the construction of the off-site grading and transition pavement on The Old Road to the satisfaction of Public Works.

28. Construct curb, gutter, base, pavement, and full width sidewalk on "A" Street from The Old Road to "C" Court.
29. Construct curb, gutter, base, pavement, and sidewalk on all remaining interior streets. Permission is granted to use the alternate street section.
30. Construct full-width sidewalk and curb ramp at all returns.
31. Construct a slough wall outside the street right of way when the height of the slope is greater than five feet above the sidewalk and the sidewalk is adjacent to the street right of way. The wall shall not impede any required line of sight.
32. Plant street trees on all interior streets and along the property frontage on The Old Road.
33. Construct drainage improvements and offer easements needed for street drainage or slopes to the satisfaction of Public Works.
34. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring on all interior streets and along the property frontage on The Old Road to the satisfaction of Public Works. Obtain Street Lighting Section's approval of the street light layout prior to project recordation.
 - b. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.
 - (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.

- (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
 - c. Note that the annexation and assessment balloting process takes approximately five to six months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
 - d. For acceptance of street light transfer billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans.
 - e. The Lighting District can assume responsibility for the operation and maintenance of the street lights in the project, or the current phase of the project, as of July 1st of any given year provided the above conditions are met and the street lights have been energized and the developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met.
- 35. Underground all existing and new utility lines to the satisfaction of Public Works. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
 - 36. Install postal delivery receptacles in groups to serve two or more residential units.
 - 37. Provide and install street name signs prior to occupancy of buildings.
 - 38. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
TRACT NO. 53933 (Rev.)

Page 6/6

TENTATIVE MAP DATED 03-31-2009
EXHIBIT MAP DATED 03-31-2009

39. Prior to final map approval, the applicant shall pay the fees established by the Board of Supervisors for the portion of the subdivision within the boundaries for the Castaic Bridge and Major Thoroughfare Construction Fee District in effect at the time of recordation. The current applicable fee is \$3,400 per factored unit and is subject to change.
40. Comply with the mitigation measures identified in the attached September 6, 2006 letter from our Traffic and Lighting Division to the satisfaction of Public Works and comply with all mitigation measures as required by Caltrans. If the mitigation measures include the installation of signals, and these signals are subsequently incorporated as district improvements into the Castaic Bridge and Major Thoroughfare Construction Fee District, then the cost of such improvements may be credited against the project's District fee obligation if approved by Public Works.


86

Prepared by Patricia Constanza

tr53933r-rev2.doc

Phone (626) 458-4921

Date 05-11-2009



DONALD L. WOLFE, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: T-4

September 6, 2006

Mr. Richard L. Pool
Associated Transportation Engineers
100 North Hope Avenue, Suite 4
Santa Barbara, CA 93111

Dear Mr. Pool:

**LAKE VIEW ESTATES
TENTATIVE TRACT NO. 53933
CONDITIONAL USE PERMIT NO. 03304
TRAFFIC IMPACT STUDY (JULY 25, 2006)
UNINCORPORATED CASTAIC AREA**

As requested, we have reviewed the above-mentioned document. The Lake View Estates project is located along The Old Road west of the Golden State (I-5) Freeway, approximately ¼ mile south of Parker Road in the unincorporated County of Los Angeles area of Castaic.

The Lake View Estates project includes the subdivision of a vacant 47.25 acre site, as well as the development of 70 single-family detached housing units, and up to 90,000 square feet of office/professional business space. The proposed project is estimated to generate approximately 1,698 vehicle trips daily, with 210 and 206 vehicle trips generated during the a.m. and p.m. peak hours, respectively.

We generally agree with the study that the traffic generated by this project will significantly impact the following intersections. The following recommended mitigation measures shall be the sole responsibility of the project to be installed concurrently with the construction of the project's internal street improvements.

The Old Road at Parker Road

East approach: One left-turn lane and one shared through/right-turn lane instead of one shared through/left-/right-turn lane.

The Old Road at A Street (Project Access)

North approach: One left-turn lane and two through lanes instead of one through lane.

South approach: Two through lanes and one right-turn lane instead of one through lane. Detailed signing and striping plans must be prepared for these mitigation measures and submitted to Mr. Matthew Dubiel of our Land Development Review Section for review and approval prior to recordation of the tract map.

We also agree with the study that the project along with other related projects in the area will significantly impact the following intersections. The project shall pay its pro-rata share of the cost for the following recommended mitigation measures:

The Old Road at Sloan Canyon Road/Lake Hughes Road

East approach: One left-turn lane, one through lane, and one free right-turn lane instead of one left-turn lane, one through lane, and one right-turn lane.

West approach: One left-turn lane, one through lane, and one shared through/right-turn lane instead of one left-turn lane and one shared through/right-turn lane.

Install traffic signals (See Table 1).

The project's pro-rata share is 2.0 percent.

The Old Road at Parker Road

North approach: One left-turn lane, one through lane and one shared through/right-turn lane instead of one shared through/left-/right-turn lane.

South approach: One left-turn lane, one through lane and one shared through/right-turn lane instead of one shared through/left-/right-turn lane.

West approach: One left-turn lane and one shared through/right-turn lane instead of one shared through/left-turn lane and one right-turn lane.

Install traffic signals (See Table 1).

The project's pro-rata share is 24.3 percent.

Mr. Richard L. Pool
September 6, 2006
Page 3

Parker Road at Interstate 5 Southbound On Ramp

East approach: One left-turn lane and one through lane instead of one shared through/left-turn lane.

This improvement is included within the Castaic Bridge and Major Thoroughfare (B&T) District.

Interstate 5 Northbound Off Ramp at Ridge Route Road

East approach: Two through lanes instead of one through lane. This improvement is included within the Castaic B&T District.

Install traffic signals (See Table 1).

The projects pro-rata share is 7.4 percent.

The project shall enter into a secured agreement with this Department for the cost of the pro-rata shares of the recommended cumulative mitigation measures including the following traffic signals. The estimated pro-rata share amount for the traffic signals are shown on the following Table 1.

Table 1			
Intersection	Traffic Signal Cost	Developer Percent Share	Developer Cost*
The Old Rd. at Sloan Cyn. Rd./ Lake Hughes Rd.	\$287,500	2.0%	\$5,750
Parker Road at The Old Road	\$287,500	24.3%	\$69,863
I - 5 NB Off Ramp at Ridge Route Road	\$241,500	7.4%	\$17,871
Total Developer Cost			\$93,484

* This amount is subject to adjustment based on the estimated cost of the traffic signal at the time this agreement is executed.

The project is within the Castaic B&T District. The project shall pay its share of the Castaic B&T fees.

We agree that the project will not have a significant impact on any Congestion Management Program monitored intersections, arterials, or freeway segments in the area.

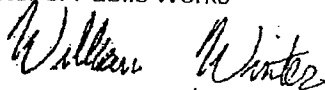
Mr. Richard L. Pool
September 6, 2006
Page 4

A determination shall be made regarding whether the project has significant impact on the nearby freeways. Caltrans shall be consulted in order to select the methodology to use when determining the impact to the freeways, as well as to obtain their written concurrence with the California Environmental Quality Act (CEQA) level of significance determination. If Caltrans finds that the project has a CEQA significant impact on the freeways, Caltrans shall be requested to include the basis for this finding in their response. If fees are proposed to mitigate the freeway impact, Caltrans shall be requested to identify the specific project to which the fees will apply. These written comments from Caltrans shall be submitted to Public Works and included with the project environmental document.

If you have any further questions regarding the review of this document, please contact Mr. Patrick Arakawa of our Traffic Studies Section at (626) 300-4867.

Very truly yours,

DONALD L. WOLFE
Director of Public Works



WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

JC:cn
P:\pub\WPFILES\FILES\STU\Jesse-STU\Outside Letters\EIR 06146 - Lake View Estates.doc

cc: Department of Regional Planning (Koutnik)

bc: Construction (Adhami)
Land Development (Witler, Wong)
Traffic and Lighting (Chon)

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install and dedicate main line sewers and serve each building/lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. If necessary, install off-site sewer main line to serve this subdivision to the satisfaction of Public Works.
3. A sewer area study for the proposed subdivision (PC11952AS, dated 08-10-2008) was reviewed and approved. No additional mitigation measures are required. The sewer area study shall be invalidated should the total number of dwelling units, increase, the density increases, dwelling units occur on previously identified building restricted lots, change in the proposed sewer alignment, increase in tributary sewershed, change of the sewer collection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
4. Provide a digital copy (PDF Format) of the approved sewer improvement plans.
5. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
6. Easements are tentatively required, subject to review by Public Works to determine the final locations and requirements.
7. Sewer reimbursement charges as determined by the Director of Public Works shall be paid to the County of Los Angeles before the filing of this land division map.

-HW
Prepared by Tony Khalkhali
tr53933s-rev2.doc

Phone (626) 458-4921

Date 05-07-2009

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 53933 (Rev)

Page 1/1

TENTATIVE MAP DATED 03-31-2009
EXHIBITED MAP DATED 03-31-2009

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots/buildings in the land division, must be provided. The system shall include fire hydrants of the type and location as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot/building.
3. If necessary, install off-site water mainline to serve this subdivision to the satisfaction of Public Works.
4. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.

+16
Prepared by Lana Radle
tr53933w-rev2.doc

Phone (626) 458-4921

Date 05-05-2009



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 53933 Map Date March 31, 2009 - Ex. A

C.U.P. 03-304 Vicinity Castaic

- ☐ FIRE DEPARTMENT HOLD on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☒ Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☐ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☒ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: This project is cleared for Public Hearing. The following are conditions of approval:
Proposed flag lot #7 shall provide a minimum paved driveway width of 20 feet on the flag strip. The on-site access for each commercial lot shall provide a minimum paved width of 28' clear to the sky. All hammerhead turnarounds and centerline turning radii shall comply to the Fire Department's turnaround standards. Indicate compliance prior to building permit issuance.

By Inspector: Juan C. Padilla Date May 27, 2009

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 53933 Tentative Map Date March 31, 2009 - Ex. A

Revised Report _____

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☒ The required COMMERCIAL fire flow for the public fire hydrants at this location is 5000 gallons per minute at 20 psi for a duration of 5 hours, over and above maximum daily domestic demand. 3 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☒ The required RESIDENTIAL fire flow for the public fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☒ Fire hydrant requirements are as follows:
- Install 4 COMMERCIAL public fire hydrant(s). Install 4 RESIDENTIAL public fire hydrant(s).
- Install _____ private on-site fire hydrant(s).
- ☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☒ Location: As per map on file with the office.
- ☒ Other location: Additional on-site fire hydrant locations will be established during the building plan check review process.
- ☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☐ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: The require fire hydrants shall be installed and tested or bonded for prior to Final Map clearance.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla

Date May 27, 2009

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map #	53933	DRP Map Date: 03/31/2009	SCM Date: 05/14/2009	Report Date: 05/10/2010
Park Planning Area #	35B	CASTAIC/VAL VERDE		
Map Type: REV. (REV RECD)				

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.71
IN-LIEU FEES:	\$125,735

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$125,735 in-lieu fees.

Trails:

No trails.

Comments:

The Representative Land Values (RLVs) used to calculate park fees were adjusted on 7/1/2009. Due to a decrease in the RLV for the Castaic/Val Verde Park Planning Area (35B), the in-lieu fee for this project has been reduced to \$125,735 (from \$127,006 in the previous Park Obligation Report dated 5/6/2009).

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By:

James Barber

James Barber, Land Acquisition & Development Section

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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION WORKSHEET

Tentative Map # 53933	DRP Map Date: 03/31/2009	SMC Date: 05/14/2009	Report Date: 05/10/2010
Park Planning Area # 35B	CASTAIC/VAL VERDE		Map Type: REV. (REV RECD)

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P)\text{people} \times (0.003) \text{ Ratio} \times (U)\text{units} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P =

Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Ratio =

The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.

U =

Total approved number of Dwelling Units.

X =

Local park space obligation expressed in terms of acres.

RLV/Acre =

Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.36	0.0030	70	0.71
M.F. < 5 Units	2.47	0.0030	0	0.00
M.F. >= 5 Units	2.24	0.0030	0	0.00
Mobile Units	2.82	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.71

Park Planning Area = 35B CASTAIC/VAL VERDE

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.71	\$177,092	\$125,735

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.71	0.00	0.00	0.71	\$177,092	\$125,735

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JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5280 • FAX (626) 960-2740

www.publichealth.lacounty.gov



BOARD OF SUPERVISORS

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Michael D. Antonovich
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April 22, 2009

RFS No. 09-0009040

Tract Map No. 53933

Vicinity: Castaic Canyon

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Vesting Tentative Tract Map 53933** is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Newhall County Water District**, a public water system.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District #32** as proposed.

All requested documents must be identified with the parcel map number and sent directly to the address below:

County of Los Angeles Department of Public Health
Bureau of Environmental Protection
5050 Commerce Drive
Baldwin Park, CA 91706-1423
Attention: Ken Habaradas

If you have any questions or need additional information, please contact me at (626) 430-5262.

Ken Habaradas, REHS
Bureau of Environmental Protection

MITIGATION MONITORING AND REPORTING PROGRAM

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). The mitigation monitoring and reporting program is designed to ensure compliance with adopted mitigation measures during project implementation. For each mitigation measure recommended in the Mitigated Negative Declaration, specifications are made herein that identify the action required and the monitoring that must occur. In addition, a responsible agency is identified for verifying compliance with individual conditions of approval contained in the Mitigation Monitoring and Reporting Program (MMRP).

To implement this MMRP, the County of Los Angeles will designate a Project Mitigation Monitoring and Reporting Coordinator ("Coordinator"). The coordinator will be responsible for ensuring that the mitigation measures incorporated into the project are complied with during project implementation. The coordinator will also distribute copies of the MMRP to those responsible agencies identified in the MMRP, which have partial or full responsibility for implementing certain measures. Failure of a responsible agency to implement a mitigation measure will not in any way prevent the lead agency from implementing the proposed project.

The following table will be used as the coordinator's checklist to determine compliance with required mitigation measures.

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
Geotechnical Hazards					Initial	Date	Comments
GEO-1 Ground Rupture. The revised San Gabriel Fault hazard setback shall be incorporated into the subdivision tract map and verified by the applicant's geotechnical consultant prior to finalization of the tract map. The utility infrastructure, including but not limited to gas lines, water lines, drainage and sewer lines shall be designed to avoid or withstand ground rupture associated with the potential for fault movement. The project engineer shall design out and fill slopes within the fault hazard zone based on the J. Byer Group geotechnical evaluation. Los Angeles County Department of Public Works Geotechnical and Materials Engineering Division requirements and Uniform Building Code (UBC) requirements to the satisfaction of the County of Los Angeles.	Verification that utilities are designed to withstand ground rupture.	Prior to issuance of a building permit	Once	ED			
GEO-3 (a) Liquefaction, Lateral Spreading, Dynamic Settlement. The alluvium on site shall be removed and recompact in accordance with recommendations of the J. Byer Group (Geologic and Soils Engineering Exploration, Tentative Tract 53933, 2005) as delineated on Figure 4.1-1, to eliminate the potential for liquefaction, lateral spreading and dynamic settlement. Grading Plans shall be reviewed by the J. Byer Group for consistency with their recommendations and	Review of grading plans	Prior to issuance of grading permit	Once	BD			

Key: DRP Los Angeles County Department of Regional Planning
 EP Los Angeles County Public Works Environmental Programs Division
 BD Los Angeles County Department of Building and Safety
 ED Los Angeles County Engineering Department
 LACFD Los Angeles County Fire Department
 Updated July 2010

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
submitted to the Los Angeles County Department of Public Works Geotechnical and Materials Engineering Division for their review and approval. GEO-3(b) Geological Oversight. A project geologist shall be present during removals of alluvium and other necessary stripping of topsoil and colluvium, which may be five to 15 feet thick in some areas.	Presence of the project geologist during removals of alluvium and stripping of topsoil and colluvium	During Construction	Periodically during construction				
GEO-4(a) Grading plans shall be reviewed by the applicant's geological consultant to insure that all recommendations included in the 2005 geotechnical investigation have been incorporated.	Review of grading plans	Prior to building permit	Once	DRP			
GEO-4(b) The area to receive compacted fill should be prepared by removing all vegetation, debris, existing fill, soil, colluvium, and alluvium. The exposed excavated area should be observed by the soils engineer or geologist prior to placing compacted fill. The exposed grade should be scarified to a depth of six inches, moistened to optimum moisture content, and recompacted to a minimum 94 percent of the maximum density.	Observe exposed excavated areas	Prior to placing compacted fill	Once	BD			
GEO-4(c) All building sites and graded pads shall have a minimum of five feet of compacted fill over the entire pad.	Ensure that five feet of compacted fill is over the pad	Prior to construction	Once	BD			
GEO-4(d) Fill consisting of soil approved by the soils engineer, shall be placed in horizontal lifts and compacted in six-inch layers with suitable compaction equipment. The excavated onsite materials are considered satisfactory for reuse in the control fills. Any imported fill shall be observed by the soils engineer prior to use in fill areas. Rocks larger than six inches in diameter shall not be used in the fill.	Approve fills	Prior to use in fill areas	Once	BD			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
GEO-4(e) The fill shall be compacted to at least 94% of the maximum density for the material used. The maximum density shall be determined by ASTM D 1557-02 or equivalent.	Ensure that fill is compacted to 94%	During construction	Once	BD			
GEO-4(f) Field observation and testing shall be performed by the soils engineer curing grading to assist the contractor in obtaining the required degree of compaction and the proper moisture content. Where compaction is less than required, additional compactive effort shall be made with adjustment of the moisture content, as necessary until 94% compaction is obtained. Once compaction test is required for each 500 cubic yards, or two vertical feet of fill placed.	Ensure observation and testing by the soils engineer	During construction	Periodically during construction	BD			
GEO-4(g) The alluvium, when removed and replaced as approved compacted fill, will shrink approximately 5% in volume. The older alluvium, when removed and placed as compacted fill, is not expected to shrink. The Saugus formation bedrock, when removed and placed as compacted fill, is expected to bulk in volume approximately 5%.	Monitor shrinking of fill soils	During construction	Periodically during construction	BD			
Fire Hazard							
FH-1(a) All applicable fire code and ordinance requirements for construction, access, water mains, fire hydrants, fire flows, brush clearance, and a fuel modification plan shall be met. The plans shall be reviewed and approved by the Forestry Division of the Fire Department prior to issuance of building permits.	Plan review	Prior to construction	Once	LACFD			
FH-1(b) The Los Angeles County Fire Department, Land Development Unit, has set forth specific guidelines regarding land development issues. These guidelines are as follows:							

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 Updated July 2010

County of Los Angeles

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<p>Specific fire and life safety requirements for the construction phase will be addressed at the building fire plan check. There may be additional fire and life safety requirements during this time. Every building constructed shall be accessible to the Fire Department apparatus by way of access roadways, with an all-weather surface of not less than the prescribed width. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building. Access roads shall be maintained with a minimum of ten (10) feet of brush clearance on each side. Fire access roads shall have an unobstructed vertical clearance clear-to-sky with the exception of protected tree species. Protected tree species overhanging fire access roads shall be maintained to provide a vertical clearance of 13 feet, six inches.</p> <p>The maximum allowable grade shall not exceed 15% except where topography makes it impractical to keep within such grade; in such cases, an absolute maximum of 20% will be allowed for up to 150 feet in distance. The average maximum allowed grade, including topographical difficulties, shall be no more than 17%. Grade breaks shall not exceed 10% in 10 feet.</p> <p>When involved with a subdivision in unincorporated areas within the County of Los Angeles, Fire Department requirements for access, fire flows and hydrants are addressed at the Los Angeles County Subdivision Committee meeting, during the subdivision tentative map stage.</p> <p>Fire sprinkler systems are required in some</p>							

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Updated July 2010

County of Los Angeles

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<p>residential and most commercial occupancies. For those occupancies not requiring fire sprinkler systems, it is recommended that fire sprinkler systems be installed. This will reduce potential fire and life losses. Systems are now technically and economically feasible for both commercial and residential use.</p> <p>The development may require fire flows up to 5,000 gallons per minute at 20 pounds per square inch residual pressure for up to a five-hour duration (three hydrants flowing simultaneously). Final fire flows will be based on the size of the buildings, their relationship to other structures, property lines, and types of construction used. Fire hydrant spacing for commercial/industrial development shall be 300 feet and shall meet the following requirements:</p> <ul style="list-style-type: none"> No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant; No portion of a building shall exceed 400 feet via vehicular access from property spaced public fire hydrant; Additional hydrants will be required if hydrant spacing exceeds specified distances (eight hydrants are required); All hydrants shall measure 6"x 4" x 2-1/2" brass or bronze, conforming to current, American Water Works Association (AWWA) standard C503 or approved equal. All onsite hydrants shall be installed a minimum of 25' from a structure or protected by a two-hour rated firewall (locations specified on Subdivisions map and additional fire hydrants may be established); All required fire hydrants shall be installed. 							

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Updated July 2010

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<p>tested, and accepted or bonded prior to approval:</p> <ul style="list-style-type: none"> • Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction. • Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road. A Fire Department approved turning area shall be provided for commercial lots and at the end of all cul-de-sacs. • All onsite driveways/roadways shall provide a minimum unobstructed width of 28 feet. The portion of the exterior walls of the first story of any building. The centerline of the access driveway shall be located parallel to, and within 30 feet of an exterior wall on one side of the proposed structure. Driveway width for non-residential developments shall be increased when any of the following conditions will exist: <ul style="list-style-type: none"> ◦ Provide 34 feet in width, when parallel parking is allowed on one side of the access roadway/driveway. Preference is that such parking is not adjacent to the structure; ◦ Provide 42 feet in width, when parallel parking is allowed on each side of the access roadway/driveway; ◦ Any access way less than 34 feet in width shall be labeled "Fire Lane" on the final recording map, and final building plans. ◦ For streets or driveways with parking restrictions. The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire 							

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Updated July 2010

County of Los Angeles

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<p>Department approved signs stating "NO PARKING – FIRE LANE" in three-inch high letters. Driveway labeling is necessary to ensure access for Fire Department use.</p> <p>Single-family detached homes shall require a minimum fire flow of 1,250 gallons per minute at 20 pounds per square inch residual pressure for a two-hour duration. When there are five or more units taking access on a single driveway, the minimum fire flow shall be increased to 1,500 gallons per minute at 20 pounds per square inch residual pressure for a two-hour duration.</p> <p>Fire hydrant spacing for residential development shall be 600 feet and shall meet the following requirements:</p> <ul style="list-style-type: none"> No portion of lot frontage shall be more than 450 feet via vehicular access from a public fire hydrant; No portion of a structure should be placed on a lot where it exceeds 750 feet via vehicular access from a properly spaced public fire hydrant; When cul-de-sac depth exceeds 450 feet on a residential street, hydrants shall be required at the corner and mid-block; Additional hydrants will be required if hydrant spacing exceeds specified distances; All hydrants shall measure 6" x 4" x 2-1/2" brass or bronze, conforming to current American Water Works Association (AWWA) standard C503 or approved equal. All onsite hydrants shall be installed a minimum of 25' from a structure or protected by a two-hour rated firewall (locations specified on Subdivisions map and additional fire hydrants may be established); 							

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<ul style="list-style-type: none"> A Fire Department approved turning area shall be provided at the end of all cul-de-sacs. Fire Department access shall provide a minimum unobstructed width of 28 feet, clear-to-sky and be within 150 feet of all portions of the exterior walls of the first story of any existing unit. If exceeding 150 feet, provide 20 feet minimum paved width. "Private Driveway/Fire Lane" clear-to-sky to within 150 feet of all portions of the exterior walls of the unit. Fire Lanes serving three or more units shall be increased to 26 feet. Streets or driveways within the development shall be provided with the following: <ul style="list-style-type: none"> Provide 36 feet in width on all streets where parking is allowed on both sides; Provide 34 feet in width on cul-de-sacs up to 700 feet in length. This allows parking on both sides of the street; Provide 36 feet in width on cul-de-sacs from 701-1,000 feet in length. This allows parking on both sides of the street; For streets or driveways with parking restrictions. The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire Department approved signs stating "NO PARKING - FIRE LANE" in 3-inch high letters. Driveway labeling is necessary to ensure access for Fire Department use. Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road; All access devices and gates shall meet the following requirements: <ul style="list-style-type: none"> Any single gated opening used for ingress and egress shall be a minimum of 26 feet in 							

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<ul style="list-style-type: none"> - width, clear-to-sky; - Any divided gate opening (when each gate is used for a single direction of travel – i.e. ingress or egress) shall be a minimum width of 20 feet clear-to-sky; - Gates and/or control devices shall be positioned a minimum of 50 feet from a public right-of-way, and shall be provided with a turnaround having a minimum of 32 feet of turning radius. If an intercom system is used, the 50 feet shall be measured from the right-of-way to the intercom control device; - All limited access devices shall be of a type approved by the Fire Department; - Gate plans shall be submitted to the Fire Department, prior to installation. These plans shall show all locations, widths and details of the proposed gates; - All proposals for traffic calming measures (speed humps/bumps/cushions, traffic circles, roundabouts, etc.) shall be submitted to the Fire Department for review, prior to implementation. Provide Fire Department or City approved street signs and building access numbers prior to occupancy. - A minimum of four commercial fire hydrants and four residential fire hydrants shall be installed. 							
Noise							
N-1 Construction. The contractor shall not conduct project grading activities within 370 feet of a single family residence, or 175 feet of multi family residences for consecutive periods of greater than 10 days.	Ensure grading within specified distances does not occur for periods of greater than 10 days.	During Construction	Periodically	EP			
N-3(a) Interior Noise. At a minimum, all onsite	Plan review of	Prior to	Once	DRP and BD			

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structures shall include the following to achieve an acceptable interior noise level: <ul style="list-style-type: none"> Air conditioning or a mechanical ventilation system so that windows and doors may remain closed; Double-paned windows and sliding glass doors mounted in low air infiltration rate frames (0.5 cubic feet per minute, per ANSI specifications); and Solid core exterior doors with perimeter weather stripping and threshold seals; and Roof and attic vents facing away from I-5. Incorporation of these design requirements would be expected to achieve an interior noise level reduction of 25 dB or greater.	design requirements	issuance of building permit					
N-3(b) Exterior Noise. At a minimum, residential lots shall incorporate six-foot tall solid block sound barrier walls on the side and rear yard property boundaries or surrounding the exterior usable space of the rear yard.							
N-3(c) Second Story Interior Noise. Residential lots shall incorporate second story insulation to achieve an interior second story noise level of 45 dBA.							
Water Quality							
WQ-1 Comply with approved Standard Urban Stormwater Mitigation Program, (SUSMP) which shall incorporate Best Management Practices (BMPs) for the long term operation of the site and shall be developed and implemented by the applicant to minimize the amount of pollutants that are discharged from the site. The plan shall be developed in accordance with the requirements of the County of Los	Ensure that applicant complies with SUSMP	Prior to issuance of building permit	Single	DRP			

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<p>Angelenos and the California Regional Water Quality Control Board. Examples of BMPs and permanent BMPs that apply to both initial development of the lots and to long-term operation of the project include but are not limited to:</p> <p>Pollutant Escape: Deterrence Cover all storage areas including soil piles, fuel and chemical depots. Protect from rain and wind with plastic sheets and temporary roofs.</p> <p>Pollutant Containment Area Locate all construction-related equipment and related processes that contain or generate pollutants (i.e. fuel, lubricant and solvents, cement dust and slurry) in isolated areas with proper protection from escape. Locate the above-mentioned in secure areas, away from storm drains and gutters. Place the above-mentioned in bermed, plastic-lined depressions to contain all materials within that site in the event of accidental release or spill. Park, fuel and clean all construction vehicles and equipment in one designated, contained area.</p> <p>Pollutant Detainment Methods</p> <ul style="list-style-type: none"> Protect downstream drainages from escaping pollutants by capturing materials carried in runoff and preventing transport from the site. Examples of detainment methods that retard movement of water and separate sediment and other contaminants are silt fences, hay bales, sand bags, berms, silt and debris basins. <p>Erosion Control</p> <ul style="list-style-type: none"> Large projects should be scheduled into phases that allow for erosion control of smaller areas 							

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<p>rather than a single, large exposed site. Vegetation should only be removed when necessary and immediately before grading. Schedule excavation and grading work for dry weather. These activities may be prohibited between the months of November and April. Slope stabilizers should be utilized. These include natural fiber erosion control blankets of varying densities according to specific slope/ site conditions.</p> <p>Expedite the restoration of natural erosion control and reduce risk of slope failure by immediately revegetating and irrigating until first one inch of rain.</p> <p>Reduce fugitive dust by wetting graded areas with an adequate yet conservative amount water. Cease grading operations in high (25 mph or greater) winds.</p> <p>Recycling/Disposal</p> <ul style="list-style-type: none"> Provide recycling facilities. Develop protocol for maintaining a clean site. This includes proper recycling of construction-related materials and equipment fluids (i.e., concrete dust, cutting slurry, motor oil and lubricants). Provide disposal facilities. Develop protocol for cleanup and disposal of small construction wastes (i.e., dry concrete). <p>Hazardous Materials Identification and Response</p> <ul style="list-style-type: none"> Develop protocol for identifying risk operations and materials. Include protocol for identifying spilled-materials source, distribution, fate and transport of spilled materials. Provide protocol for proper clean-up of equipment and construction materials, and disposal of spilled 							

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<p>substances and associated cleanup materials.</p> <ul style="list-style-type: none"> Provide emergency response plan that includes contingencies for assembling response team and immediately notifying appropriate agencies. <p>WQ-2 A Storm Water Management Plan that incorporates Best Management Practices (BMPs) for the long-term operation of the site shall be developed and implemented by the applicant to minimize the amount of pollutants that are washed from the site. The plan shall be developed in accordance with the requirements of the County of Los Angeles and the California Regional Water Quality Control Board. Examples of BMPs that apply to both initial development of the lots and to long-term operation of the project are listed below.</p> <p>Education</p> <ul style="list-style-type: none"> Stencil all storm drains inlets and post signs along channels to discourage dumping by informing the public that water flows to the Santa Clara River and ultimately to the ocean. Provide educational flyers to each new building unit regarding toxic chemicals and alternatives for fertilizers, pesticides, cleaning solutions and automotive and paint products. These flyers shall be distributed to and posted at each new business unit and provided to each residential unit through the homeowner's association. Provide educational flyers regarding proper disposal of routine office and household hazardous waste, including automotive waste. These flyers shall be distributed to and posted at each new business unit and provided to each residential unit through the homeowner's association. 	Ensure that applicant completes a SWMP	Prior to issuance of building permit	Once	DRP			

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<p>Source Reduction/Recycling</p> <ul style="list-style-type: none"> Development of an integrated pest management program for landscaped areas of the project. These areas would include slope-stabilization landscaping, and commercial area landscaping. Integrated pest management emphasizes the use of biological, physical, and cultural controls rather than chemical controls. Examples include use of insect resistant cultivars, manual weed control, use of established thresholds for pesticide and herbicide application, use of chemical controls that begin preferentially with dehydrating dusts, insecticidal soaps, boric acid powder, horticultural oils, and pyrethrin based insecticides. <p>Cleaning/Maintenance</p> <ul style="list-style-type: none"> Routine cleaning of streets, parking lots and storm drains. Prior to the issuance of a building permit, the applicant shall prepare a stormwater facility maintenance plan that will be implemented by the homeowner's association and building owners of the commercial parcels. This plan shall identify provisions for regular maintenance and cleaning of catch basins, debris basins, and siltation basins; maintenance logs shall be regularly submitted to the appropriate agencies. <p>Structural Treatment Methods</p> <ul style="list-style-type: none"> Catch basin inserts or storm drain devices such as storm interceptors shall be installed with the development. The use of vegetated swales and strips, infiltration basins of oil separators as needed to manage stormwater pollution from each developed lot shall be provided at the time the buildings are constructed. The sizing and effectiveness of each of these measures shall be 							

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<p>documented prior to the issuance of a building permit.</p> <ul style="list-style-type: none"> Trash storage areas and storage areas for materials that may contribute pollutants to storm water shall be covered by a roof and protected from surface runoff. 							
Air Quality							
AQ-1(a) Fugitive Dust Control Measures:							
<ul style="list-style-type: none"> Water trucks shall be used during construction to keep all areas of vehicle movements damp enough to prevent dust from leaving the site. At a minimum, this will require three daily applications (start of workday, midday and at the end of the workday). Increased watering is required whenever wind speed exceeds 15 mph. Grading shall be suspended if wind gusts exceed 25 mph. The amount of disturbed area shall be minimized; active grading shall not exceed 7.25 acres per day, and onsite vehicle speeds shall be limited to 15 mph or less on all unpaved areas. The developer shall pave roads and shoulders as soon as feasible. Unpaved haul roads shall be watered a minimum of three times per day. If stockpiling of fill material is involved, earth with 5% or greater silt content that is stockpiled for more than two days shall be covered, kept moist, or treated with earth binders to prevent dust generation. After clearing, grading, earth-moving or excavation is completed, the disturbed area shall be treated by spreading earth binders (non-toxic soil stabilizers) according to manufacturer's specifications until the area is paved or otherwise developed. Staging and parking areas shall also 	Ensure that fugitive dust control measures are implemented	During construction	Periodically during construction	EP			

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<ul style="list-style-type: none"> be stabilized by paving or with soil stabilizers. Install wheel washers where vehicles enter and exit the construction site onto paved roads or wash off trucks and any equipment leaving the site on each trip. <p>AQ-1(a) Fugitive Dust Control Measures:</p> <ul style="list-style-type: none"> Water trucks shall be used during construction to keep all areas of vehicle movements damp enough to prevent dust from leaving the site. At a minimum, this will require three daily applications (start of workday, midday and at the end of the workday). Increased watering is required whenever wind speed exceeds 15 mph. Grading shall be suspended if wind gusts exceed 25 mph. The amount of disturbed area shall be minimized, active grading shall not exceed 7.25 acres per day, and onsite vehicle speeds shall be limited to 15 mph or less on all unpaved areas. The developer shall pave roads and shoulders as soon as feasible. Unpaved haul roads shall be watered three times per day. If stockpiling of fill material is involved, earth with 5% or greater silt content that is stockpiled for more than two days shall be covered, kept moist, or treated with earth binders to prevent dust generation. After clearing, grading, earth-moving or excavation is completed, the disturbed area shall be treated by spreading earth binders (non-toxic soil stabilizers) according to manufacturer's specifications until the area is paved or otherwise developed. Staging and parking areas shall also be stabilized by paving or with soil stabilizers. Install wheel washers where vehicles enter and 							

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exit the construction site onto paved roads or wash off trucks and any equipment leaving the site on each trip.							
<p>AQ-1(b) VOC Control Measure: Low VOC architectural and asphalt coatings shall be used on site and shall comply with AQMD Rule 1113-Architectural Coatings. The VOC content of architectural coatings shall not exceed an average of 85 g VOC/liter (less water and exempt compounds) for residential units and 87.5 g VOC/liter (less water and exempt compounds) for commercial space pursuant to the VOC content determination procedures in Rule 1113. Additionally, application of architectural coatings shall be limited such that no more than 20 residences and 45,000 square feet of commercial space shall be covered during any 20 day period. Documentation regarding this mitigation measure is contained in Appendix D.</p> <p>AQ-1(c) NOx Control Measures:</p> <ul style="list-style-type: none"> Equipment engines should be maintained in good condition and in proper tune as per manufacturer's specifications. Schedule construction periods to occur over a longer time period (i.e. lengthen from 60 days to 90 days) during the smog season so as to minimize the number of vehicles and equipment operating simultaneously; and Use new technologies to control ozone precursor emissions as they become readily available. <p>AQ-1(d) NOx, PM₁₀ and PM_{2.5} Additional Control Measure: The number and types of construction equipment shall be reduced such that horsepower of diesel equipment in simultaneous operation shall not exceed 2,108 horsepower during project grading and</p>							

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2.618 horsepower during building construction. This would reduce project grading equipment to about nine pieces during grading activities and 14 pieces during building construction activities, depending on the type of equipment in use. Documentation regarding this mitigation measure is included in Appendix D.							
AQ-2(a) Energy Consumption. Onsite structures shall reduce energy consumption by at least 20% below current Federal guidelines as specified in Title 24 of the Code of Federal Regulations. Potential energy consumption reduction measures include, but are not limited to, the use of photovoltaic roof tiles, installation of energy efficient windows, and the use of R-45 insulation in the roof/attic space of all onsite structures.	Ensure that energy consumption reduction measures are implemented and tree planting is incorporated	Prior to construction	Once	DRP			
AQ-2(b) Shade Trees. Shade trees shall be planted to shade onsite structures to the greatest extent possible in summer, reducing indoor temperatures, and reducing energy demand for air conditioning.							
Biota							
BIO-1(a) Temporarily disturbed areas shall be revegetated with native vegetation in the same proportions and species as the natural habitat removed. Preconstruction detailed surveys of vegetation on at least three (3) blocks of 50 x 50 meters on the site shall be used to determine the native coastal scrub vegetation of the site [also see mitigation measure BIO-1(c-d)]. These proportions may be modified by County Fire Department and County Public Works as needed for safety reasons. If the 80% coastal sage scrub vegetative coverage (plants typical of the removed coastal sage scrub community in proportion to natural coverages) is not met within three years, the monitoring effort shall be	Review/landscape plan	Prior to issuance of building permit	Once	DRP			
	Ensure the installation of a wheel washing station	Prior to construction	Once	EP			

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Lake View Estates Mixed Use EIR
 Project # 03-304: TR 53933
 Mitigation Monitoring and Reporting Program

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<p>extended to five years. If not met at the end of five years, the monitoring effort shall be extended another five years and again tested at the end of five years for meeting success criteria. This extension process should continue until the success criteria are met. Annual monitoring reports shall be prepared and submitted to the County Director of Regional Planning that include qualitative, and quantitative data regarding the success of the revegetation effort, comparison to performance criteria, and recommendations for the successful completion of the restoration effort.</p> <p>A landscape plan that includes control of invasive non-native plants shall be submitted for review and approval by the County of Los Angeles Department of Regional Planning prior to the issuance of a grading permit. The landscape plan shall limit irrigation to within Fuel Modification Zone A and shall utilize only locally indigenous plant species and varieties.</p> <p>During grading and construction, a wheel well and undercarriage washing station shall be installed at project site entrances to serve the purpose of removing dust and plant parts from entering and exiting vehicles in order to prevent transport of invasive weed species onto and off of the site. The wheel washing station shall consist of a lined aggregate pit (2-3" aggregate), designed such that the washed seeds and plant parts filter through timbers and gravel onto a geotech cloth. At the end of construction, the pit shall be disassembled and back-filled, and the geotech cloth shall be carefully removed with all contents and taken to a disposal site and buried deeply so that the invasive plant parts and propagules will not spread to other areas.</p>	<p>Ensure that all vehicles are pressurized washed</p>	<p>During construction</p>	<p>Periodically during construction</p>	<p>EP</p>			

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Pressurized washing shall be done for all vehicles (1) before coming to the site and (2) upon entry, and 3) at the end of each day when grading an area with exotic plants, and 4) before moving the vehicle to another site. Vehicle operators shall fill out a log book kept in a waterproof container at each washing or entry to site, that can be checked by biologist in charge of biological mitigation.							
BIO-1(b) Fuel Modification shall occur within 100 feet of structures (Please refer to Figure 4.3-1, Fuel Modification Plan). Per the Los Angeles Fuel Modification Guidelines (LAFMG) for projects located in Fire Zone Four for Very High Fire Hazard Severity Zones (LAFMG, January 1998), plant material within the initial 20 feet of back yards and modification within manufactures slopes will mainly consist of native groundcovers. Some native or existing vegetation may remain if spaced according to planting guidelines of the LAFMG, and shall be maintained free of dead wood, and plants shall be thinned sufficiently to reduce fuel load. Modification of fire hazard fuels beyond this zone shall consist of hand thinning of individual shrubs, clearing dead fuel, replanting with fire-retardant plants indigenous to the area, or other methods to attain fire safety while producing a viable natural and native vegetation community. No species identified as invasive by the California Native Plants Society, California Invasive Plant Council, other databases and DRP Biologist shall be utilized in the landscape plans. Only those plants deemed as "desirable" by LAFMG shall be utilized in landscaping plans, and those deemed "undesirable" shall not be utilized. Irrigation tolerant species that are not native to the area may be minimally utilized as long as the species are not deemed "undesirable."	Ensure compliance with LAFMG and fire standards	Prior to issuance of building permit and during construction	Once prior to issuance of building permit and periodically during construction	LACFD			

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<p>BIO-1(c) The 8.5 acres of removed coastal sage scrub shall be mitigated at a ratio of 1:1, combining planting and protection of coastal sage scrub. Fuel modification zones shall not be included as mitigation areas. Mitigation land shall be set aside and protected in perpetuity from further development, and shall be contiguous with other coastal sage scrub. In the event that the California Department of Fish and Game (CDFG) becomes a responsible agency under the California Endangered Species Act pursuant to additional field work conducted under mitigation measure BIO-4(b-c) and/or BIO-5 (a-b & d) the CDFG shall retain the right to supersede these coastal sage scrub mitigation requirements through modification or addition pursuant to nexus, Covenants, Conditions, & Restrictions (CC&Rs) and/or deed restrictions or conservation easements shall be developed to protect the mitigation area, and adequate fencing shall separate all preserved lands from developed areas in order to prevent pets, vehicles, and people from impacting the area.</p> <p>If coastal sage scrub habitat is restored onsite on manufactured slope or non-native grassland habitat areas that are outside the fuel modification zones in accordance with mitigation measure BIO-1(a & d), the plantings shall be monitored for at least three years to determine if the restoration plantings have been successful. Success criteria shall be developed as part of the planting plans and shall be no less than 80% vegetative coverage by native plants at the conclusion of the restoration effort. If the 80% coastal sage scrub vegetative coverage (plants typical of the coastal sage scrub community in proportion to natural coverages) is not met within three years, the monitoring effort shall be extended to five years.</p>	<p>Ensure coastal sage scrub is replaced and protected</p>	<p>Prior to issuance of building permit</p>	<p>Once</p>	<p>EP</p>			

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Annual monitoring reports shall be prepared and submitted to the County that include qualitative and quantitative data regarding the success of the revegetation effort, comparison to performance criteria, and recommendations for the successful completion of the restoration effort.							
If there is not sufficient suitable replacement habitat remaining onsite and outside of the fuel modification zones, the applicant shall either purchase and set-aside the residual amount of habitat needed with suitable conservation easements or restrictive covenants as necessary to provide for long term preservation, or shall acquire mitigation credits from a suitable bank. If mitigation credits are acquired from a bank, the applicant shall provide evidence of same to the County Department of Regional Planning prior to site occupancy.	Review revegetation and landscape plans for the restoration and revegetation areas	Prior to issuance of a grading permit	Once	EP			
BIO-1(d) Revegetation and landscaping plans for the restoration and revegetation areas on the project site shall be reviewed and approved by the County before issuance of a grading permit. Plant species, seed mixes, weed suppression, planting methodology, and irrigation schedule shall be prepared by a qualified biologist or landscape architect and shall utilize locally indigenous species from onsite habitats. No species identified as invasive by the CNPS, California Invasive Plant Council, other databases and County of Los Angeles Department of Regional Planning (DRP) Biologist or staff shall be utilized in the landscape plans. The plan shall be reviewed and approved by Department of Regional Planning.							
BIO-2(a) The project shall include and implement a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP shall require that stormwater runoff be	Ensure implementation of a SWPPP	Prior to construction and during	Once prior to construction and periodically	DRP			

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<p>prevented from flowing over unprotected slopes and that silt fencing shall be trenched in 100 feet from the outer limits of riparian vegetation and left in place during construction. Disturbed areas shall be stabilized as quickly as possible, using biotechnical techniques.</p> <p>BIO-2(b) Construction and operation of the proposed project shall avoid contamination of the ephemeral drainage by incorporating the following provisions:</p> <ol style="list-style-type: none"> 1. California Stormwater Best Management Practices (BMPs) for Construction Activity, prepared by the California State Stormwater Quality Task Force, shall be incorporated into the construction plans. BMPs for Municipal Activities shall be incorporated into a long-term site management program. When implemented, BMPs would reduce operation-related impacts from sedimentation and contaminant loading to an insignificant level. 2. Locally indigenous species with minimal water and fertilizer requirements shall be selected for public landscaping. Use of nitrogen fertilizers in landscaped areas is not needed. Watering shall be kept to the minimum necessary to maintain new landscaping. Temporary drip irrigation shall be used only until native landscaping is established. Irrigation water from public maintenance areas shall be retained onsite by setting timers such that excess surface flow to the local watershed does not occur. Splash pads at the bottom of manufactures slope drainages shall include a sand and gravel sump at least four feet in depth to serve as a low flow percolation pit. <p>BIO-3(a) Prior to grading, a qualified biologist shall be</p>	Ensure that a	Prior to grading	Once	EP			

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retained by the applicant as the biological monitor subject to the approval of the County of Los Angeles. That person shall ensure that impacts to biological resources (inclusive of special-status plants) are avoided or minimized, and shall conduct pre-grading focused field surveys for special-status plant species that may be affected and / or eliminated as a result of grading and / or site preparation activities. The biological monitor shall be authorized to stop specific grading activities if violations of mitigation measures or any local, State, or Federal laws are suspected.	biological monitor is retained						
BIO-3(b) Pre-grading focused surveys shall be conducted in the appropriate season to determine presence or absence of any special-status plants. If no specimens are found within the development footprint or fire clearance zone, then no additional mitigation is required.	Conduct surveys to determine the presence of special-status plants	Prior to grading	Once	EP			
BIO-3(c) In the event special-status plants are identified within the development or fire clearance areas, no grading permit shall be issued until a mitigation plan has been reviewed and approved by the Los Angeles County Department of Regional Planning biologist or staff. The plan may include, but not be limited to, the following mitigation actions in order of preference: <ul style="list-style-type: none"> Grading plans shall be modified or fuel modification zones adjusted to avoid sensitive plant populations that are identified by the focused field survey, if feasible. If avoidance is not feasible, any identified special-status plants shall be re-established onsite in a suitable habitat using the following: 1. Target sites for mitigation shall be sampled for 	Develop a mitigation plan in the event that special-status plants are present	Prior to issuance of a grading permit	Once	EP			

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<ul style="list-style-type: none"> soil type and habitat criteria sufficient for the establishment and growth of the affected special-status species. Documentation of past successful habitat creation and translocation for the species shall be included. A performance standard of equal replacement of plants and habitat shall be required. In addition, revegetation of special plants will be considered successful at three years if the percent cover and species diversity of the restored and / or created habitat areas are similar to percent cover and species diversity of adjacent existing habitats, as determined by qualitative testing of existing, restored and created habitat areas. Harvesting and propagation techniques shall be specified. Monitoring effort shall be identified as at least five years. The responsible agent and frequency shall be specified. The monitoring plan will include: <ol style="list-style-type: none"> 1) Qualitative monitoring (i.e. photographs and general observations.) 2) Quantitative monitoring (i.e., randomly placed transects) 3) Performance criteria as approved by the County 4) Monthly reports for the first year and bimonthly reports thereafter and 5) Annual reports which will be submitted to the County for three to five years, depending upon the performance of mitigation site. Long-term preservation of the site will be outlined in the conceptual mitigation plan to 							

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<p>ensure the mitigation site is not impacted by future development.</p> <ul style="list-style-type: none"> Contingency planning (if the effort fails to reach the performance criteria, the needed remediation steps shall be identified). Irrigation method / schedule (how much water is needed, where and for how long). Weed control. <p><i>If no suitable habitat remains onsite, the applicant shall identify a suitable offsite location for re-establishment of sensitive populations following the same methodology as for onsite re-establishment.</i></p>							
<p>BIO-3(d) Earth-moving equipment will avoid maneuvering in areas outside the identified limits of grading in order to avoid disturbing open space areas that will remain undeveloped. Prior to grading, the construction boundary limits will be marked by the construction supervisor and the project biologist. These limits will be identified on the grading plan. The applicant will submit a letter to the County of Los Angeles verifying that construction limits have been flagged in the field. No earth-moving equipment will be allowed outside the construction boundary.</p>	<p>Confirm that construction boundary limits are identified on the grading plan and that earth-moving equipment avoids limits</p>	<p>Prior to issuance of a grading permit and during construction</p>	<p>Once prior to issuance of a grading permit and periodically during construction</p>	<p>EP</p>			
<p>BIO-4(a) A survey for the San Fernando Valley spineflower (SFVS) and Nevin's barberry shall be conducted by a qualified biologist in all chaparral, coastal sage scrub, annual grassland, and disturbed areas prior to and where ground disturbance is anticipated. If neither species are found, no further mitigation is required. In the event the SFVS or Nevin's barberry are discovered onsite, mitigation measures B-4 (b-c) shall be required.</p>	<p>Confirm that a survey for the San Fernando Valley spineflower and Nevin's barberry is conducted.</p>	<p>Prior to ground disturbance</p>	<p>Once prior to ground disturbance</p>	<p>EP</p>			
<p>BIO-4(b) In the event the SFVS is discovered onsite,</p>	<p>Confirm that the</p>	<p>After SFVS is</p>	<p>Once after SFVS</p>	<p>EP</p>			

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<p>the current and anticipated future onsite distribution of the species shall be mapped by a qualified biologist. The California Department of Fish and Game (CDFG) and / or United States Fish and Wildlife Service (USFWS) shall be formally notified and consulted depending on the listing status of the species found. A preservation and management plan shall be prepared for the SFVS and Nevins barberry by a qualified biologist and shall include, but not be limited to, the following:</p> <ul style="list-style-type: none"> The project shall provide a buffer between development and any listed endangered plant that may be found onsite. This buffer zone shall be designated with appropriate fencing to exclude construction vehicles and public access, but not wildlife access. Stormwater runoff, irrigation runoff, and other drainage from developed areas shall not pass through areas populated by listed endangered plants Listed endangered plants shall not be artificially shaded by structures or landscaping within the adjacent development areas. Pesticide / herbicide use shall not be permitted within 100 feet of areas containing listed endangered plants. A qualified biologist shall be retained by the applicant as the biological monitor subject to the approval of the County of Los Angeles. That person shall ensure that listed endangered plants are avoided during construction. After project completion, a monitoring agency shall be identified and the frequency and extent of monitoring shall be determined. 	<p>future onsite distribution of species is mapped, that CDFG and USFWS are notified, and that a management plan is prepared</p>	discovered onsite	is discovered onsite				
		After CFVS is					

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<p>The plan shall be reviewed and approved by County of Los Angeles Department of Regional Planning prior to issuance of a grading permit.</p> <p>BIO-4(c) If avoidance is not feasible and mitigation is required for impacts to listed plant species, a Memorandum of Understanding (MOU) shall be prepared in coordination with CDFG. The MOU should be developed by a qualified plant ecologist and would include an analysis of take, mitigation measures, and an Adaptive Management Plan (AMP) to identify strategies for responding to changed circumstances; and a monitoring plan. Specifically, the MOU should identify the number of plants to be replanted, the methods that will be used to preserve this species in this location, and methods to ensure successful mitigation for impacts to listed plant species. The required level of success for SFVS and potential Nevin's barberry shall be defined at a minimum as a demonstration of three consecutive years of growths and a population equal to or greater than that which would be lost due to the project. The mitigation plan should include but not be limited to:</p> <ul style="list-style-type: none"> Preserving appropriate topsoil within the development envelope as a seed bank to promote revegetation at a relocation site; Salvage operations to relocate perennial species to a suitable mitigation site on the undeveloped areas of the property; Collecting seeds of special-status plant species in the immediate vicinity of the project site, to ensure that the genetic integrity of the local landscape remains intact; Sowing the collected seed into a designated suitable mitigation site. 	<p>Review the management Plan</p> <p>Confirm that a MOU is prepared</p>	<p>discovered onsite and prior to issuance of a grading permit</p> <p>Once</p>	<p>Once prior to issuance of a grading permit</p> <p>Once after it is determined that avoidance is not feasible and mitigation is required</p>	<p>DRP</p> <p>DRP</p>			

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<p>Determination of necessary irrigation requirements and irrigating the mitigation plantings if necessary until they become established; and</p> <p>Maintaining and monitoring restoration/planting sites for a minimum of five (5) years to determine mitigation success/failure, and implementing remedial measures to satisfy mitigation objectives.</p> <p>A Federal "incidental take" permit under Section 10(b) of the Federal Endangered Species Act (ESA) may also be required. If "take" permits or other agreements are required, the applicant shall provide DRP with a copy of such signed agreements prior to grading.</p>							
<p>BIO-5(a) Pre-construction surveys shall be conducted. Prior to the commencement of grading operations or other activities involving disturbance of coastal sage scrub, a survey would be conducted to locate gnatcatchers within 100 feet of the outer extent of projected soil disturbance activities and the locations should be clearly marked and identified on the construction/grading plans. A biological monitor will also be present at the initiation of vegetation clearing to provide an education program to the construction operators regarding the efforts needed to protect the CAGN and other special-status species. Fencing or flagging would be installed around the limits of grading prior to the initiation of vegetation clearing.</p>	Confirm that pre-construction surveys are conducted	Once	Once prior to commencement of grading operations or soil disturbing activities	EP			
<p>A qualified monitoring biologist as approved by the jurisdictional agencies shall be onsite during any clearing of coastal sage scrub. The developer will notify USFWS/CDFG at least fourteen (14) calendar days prior to the clearing of any habitat determined by the pre-construction survey to be occupied by gnatcatcher to allow USFWS/CDFG to work with the monitoring biologist in connection with bird</p>	Confirm that a qualified monitoring biologist is onsite during clearing of coastal sage scrub	Periodically during the clearing of sage scrub	Periodically during the clearing of sage scrub	EP			

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flushing/capture activities. The monitoring biologist would flush CAGN and other special-status species (such as loggerhead shrike) from occupied habitat areas immediately prior to brush clearing and earth-moving activities.							
Coastal sage scrub identified for protection and located within the likely dust drift radius of construction areas would be periodically sprayed with water to reduce accumulated dust on the leaves as recommended by the monitoring biologist.	Confirm that coastal sage scrub identified for protection is periodically sprayed with water	During construction	Periodically during construction	EP			
BIO-5(b) Not more than two weeks prior to ground disturbing construction within coastal sage scrub, chaparral, and annual grassland habitats, a preconstruction survey for the coast horned lizard, coastal western whiptail, Southern California rufous-crowned sparrow, and any other special-status species shall be conducted by a qualified biologist. As all these habitats are Species of Concern and not formally listed, any individuals found shall be captured, when possible, and transferred to appropriate habitat within a nearby known preserve. These species shall be translocated as close to the site as possible in order to maintain the species' microhabitat to the greatest extent possible. During grading and vegetation clearing, wildlife escape routes shall be allowed and cornering wildlife shall be avoided to the greatest extent possible (e.g. using flagging rather than silt fencing to demarcate site boundaries).	Confirm that preconstruction surveys are conducted for special-status species	Within two weeks of ground disturbance	Once within two weeks of ground disturbance	EP			
BIO-5(c) Prior to grading, a qualified biologist shall be retained by the applicant as the biological monitor subject to the approval of the County of Los Angeles (see also BIO-3(b) above). During earthmoving							

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activities, the biological monitor shall be present to relocate any vertebrate species that may come into harm's way to an appropriate offsite location of similar habitat.	Approve the biologist that is chosen by the applicant	Prior to grading	Once prior to grading				
BIO-6(d) Prior to any vegetation clearance or grading, trapping is required using live traps. If trap-and-release protocols determine the presence of San Diego desert woodrat, any captured animals would be relocated to safe, public land retained in open space land use designations with suitable habitats. If live-trapping at identified woodrat stick nests does not capture the occupant, a silt fence shall be constructed to isolate the stick nest from the development area, with the base of the silt fence either buried or sandbagged to prevent animals from entering the project area from underneath the fence. The stick nest would then be removed by hand by a biologist to remove the occupant(s) and allow their escape to adjacent undisturbed habitat. A similar silt fence shall be placed at the edge of the grading envelope and remain in place and maintained until completion of ground disturbance activities. The monitoring biologist(s) shall acquire appropriate approvals from the California Department of Fish and Game as necessary to perform the salvage activities.	Confirm that trapping occurs	Prior to any vegetation clearance or grading	Once prior to any vegetation clearing or grading				
BIO-6(e) The developer shall contract with a qualified biologist to conduct nesting bird surveys prior to construction activities between the months of March and September. A copy of the contracts and reports for these services shall be submitted to California Department of Fish and Game and the County Biologist for review and approval prior to issuance of a grading permit.	Confirm that a qualified biologist conducts nesting bird surveys	Prior to construction activity between March and September	Once prior to construction activity between March and September	EP			
BIO-6(b) Project-related activities likely to have the							

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Lake View Estates Mixed Use EIR
 Project # 03-304: TR 53933
 Mitigation Monitoring and Reporting Program

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potential of disturbing suitable bird-nesting habitat shall be prohibited from February 1 through August 31, unless a biological monitor acceptable to the Director of Planning surveys the project area prior to disturbance to confirm that disturbance to habitat will not result in the failure of nests onsite or immediately adjacent to the area of disturbance. Disturbance shall be defined as any activity that physically removes and/or damages vegetation or habitat, any action that may cause disruption of nesting behavior such as noise exceeding 90 dBA from equipment, or direct artificial night lighting. Surveys shall be conducted on the subject property within 300 feet of disturbance areas (500 feet for raptors) no earlier than seven (7) days prior to the commencement of disturbance. If an active nest is discovered onsite or can be reasonably deduced to exist immediately adjacent offsite (in cases where access to adjacent properties is prevented), the project biologist shall demarcate an area to be avoided by construction activity until the active nest(s) is vacated for the season and there is no evidence of further nesting attempts. This demarcated area will incorporate a buffer area surrounding the active nest that is suitable in size and habitat type to provide a reasonable expectation of breeding success for nesting birds. Limits of avoidance shall be demarcated with flagging or fencing. The project proponent shall record the results of the surveys and recommended protective measures described above and submit the records to the Department of Regional Planning to document compliance with applicable State and Federal laws pertaining to the protection of native birds.	Confirm that project-related activities likely to have the potential of disturbing bird-nesting habitat are prohibited from February 1 through August 31.	Prior to February 1 and between February 1 and August 31	Once prior to February 1 and periodically between February 1 and August 31	EP			
BIO-7 For oak trees that are affected by project implementation, an oak tree mitigation program shall be developed pursuant to the County's oak tree	Confirm that an oak tree mitigation program is	Prior to issuance of a grading permit	Once prior to issuance of a grading permit	DRP			

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<p>preservation ordinance. This mitigation program shall include, but not be limited to:</p> <ul style="list-style-type: none"> A 2.1 replacement ratio for each oak removed. Per the Los Angeles County Oak Tree Ordinance (Los Angeles Code Part 16, 22.56, 2180): "Required replacement trees shall consist exclusively of indigenous oak trees and shall be in the ratio of at least two to one. Each replacement tree shall be at least a 15-gallon size specimen and measure at least one inch in diameter one foot above the base. Replacement trees shall be properly cared for and maintained for a period of two years and replaced by the applicant or permittee if mortality occurs within that period, where feasible replacement trees should consist exclusively of indigenous oak trees and certified as being grown from a seed source collected in Los Angeles or Ventura Counties. Replacement trees shall be planted and maintained on the subject property and, if feasible, in the same general area where the trees were removed." <ul style="list-style-type: none"> Identifying specific protective measures for protecting and maintaining all oaks within potential encroachment areas; Mature oak trees and shrubs shall not be removed during preparation of fire-clearance zones; Replacement tree planting, maintenance, and monitoring specifications, which shall at the minimum include the following: <ol style="list-style-type: none"> 1) Performance and success criteria to ensure 100% survival for at least two years (Los Angeles Code Part 16, 22.56, 2180.A.6.b); 2) Monitoring effort (who is to check on the success of the revegetation plan, and how frequently); 	developed						

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3) Contingency planning (if the effort fails to reach the performance criteria, identify the remediation steps needed to be taken); 4) Irrigation method / schedule (how much water is needed, where, and for how long). Irrigation shall be kept to a minimum, preferably outside the drip zone, and must never wet the trunk to prevent oak root rot and the development of favorable conditions for the Argentine ant. Soil mycorrhizal inoculations shall also be used for transplanted oak trees; 5) A final map, corresponding spreadsheet, and impact summary table indicating all oaks to be removed and that reflects impacts resulting from the final approved project. 6) All native oak trees removed as a result of project implementation shall be replaced with in-kind native oak tree specimens obtained from regional (i.e., Castaic Valley) stock.							
BIO-8 No earlier than 20 days prior to any grading activity that would occur during the breeding season of native bat species potentially utilizing the site (April 1 through August 31), a field survey shall be conducted by a qualified biologist (retained by the applicant and reviewed by the County) to determine if active roosts of special status bats such as hoary bat, Western red bat, Yuma myotis, long-legged myotis, pallid bat, Western mastiff bat, Townsend's big-eared bat, and pocketed free-tailed bat are present in areas of the project site that contains suitable roosting habitat such as large tree hollows and large cliff faces. If active maternity roosts are found, construction within 200 feet shall be postponed or halted, at the discretion of the biological monitor, until the roosts are vacated and juveniles have fledged, as determined by the biologist. Implementation of this measure would	Review the field survey that determines if active roosts of special status bats are present on the project site	Within 20 days of grading activity	Once within 20 days of grading activity	DRP			

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ensure that no loss of active maternity roosts of special status bat species will occur and, therefore, will reduce impacts on bat species to a less than significant level.							
Archaeological/Historical							
CR-1(a) Ground disturbance shall be monitored for the presence of archaeological materials. Should unanticipated cultural resource remains be encountered during construction or land modification activities, the applicable procedures established by the Advisory Council on Historic Preservation concerning protection and preservation of Historic and Cultural Properties (36 CFR 8700) should be followed. In this event, work shall cease until the nature, extent, and possible significance of any cultural remains can be assessed and, if necessary, remediated. If remediation is needed, possible techniques include removal, documentation, or avoidance of the resource, depending upon the nature of the find.	Confirm that ground disturbance is monitored for the presence of archaeological materials and that if found, applicable procedures are followed	During ground disturbing activities	Periodically during ground disturbing activities	EP			
CR-1(b) In the event that human remains are discovered during construction or land modification activities, the procedures in Section 7050.5 of the California Health and Safety Code shall be followed. These procedures require notification of the coroner. If the coroner determines the remains to be those of Native American ancestry, the Native American Heritage Commission shall be notified.	Confirm that if human remains are discovered, Section 7050.5 procedures are followed	In the event that human remains are discovered	As applicable in the event that human remains are discovered	DRP			
Visual Qualities							
VIS-2(a) Exterior lighting shall incorporate mission bell shaped posts to prevent offsite illumination and glare upon adjacent parcels, public areas, environmentally sensitive areas, and the night sky. The posts shall be placed the maximum distance apart and include the minimum lumens allowed by the Los Angeles County	Confirm that mission bell shaped posts are incorporated into the design of the project	Prior to project approval	Once prior to project approval	DRP			

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Department of Public Works.							
VIS-2(b) Any security lighting shall be screened such that lighting globes are not visible from a distance of more than 20 feet. Security lighting shall be activated by motion detectors.	Confirm that security lighting is screened and motion activated	Prior to project approval	Once prior to project approval	DRP			
VIS-2(c) Project design and architectural treatments shall incorporate additional techniques to reduce light and glare, such as use of low reflectivity glass, subdued colors for building materials in high visibility areas, and the use of plant material along the perimeter of the structures to soften views.	Confirm that design and architectural treatments incorporate techniques that minimize light and glare	Prior to project approval	Once prior to project approval	DRP			
Traffic and Access							
T-1 Road Widening: Widening of the westbound approach to provide a left-turn lane and a shared through / right turn lane would reduce the project's impact at The Old Road / Parker Road intersection to a level of insignificance, thereby mitigating the project's impact.							
T-2 Adequate Turn Storage: The right turn lane on The Old Road at the project entrance shall be designed such that the radius of the curb return is sufficient to accommodate turning movements of a 65-foot semi-truck and with a storage length of 140 feet to provide adequate storage for project generated traffic. The project access configuration at The Old Road shall be designed to the satisfaction of the Los Angeles County Department of Public Works Traffic & Lighting Division.							
T-3(a) Commercial Access: The access driveway to Lot 77, located on the northwest corner of The Old Road / "A" Street intersection, shall be located in							

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<p>T-3(b) Parking. The ultimate site plan shall show that for each of the office buildings, parking supply will equal one space per 400 S.F., and each residential unit shall show that two covered spaces are provided.</p> <p>T-4(a) The Old Road / Sloan Canyon Road: In addition to the intersection improvements included in the Castaic Bridge & Thoroughfare (B&T) Fee District Program, the westbound approach would need to be modified to provide a free right turn lane and traffic signals would need to be installed to meet County thresholds. The payment of the Castaic B&T Fee District fees and payment of the proportionate share of 2% of the cost of the additional improvements would mitigate the project's cumulative impact.</p>	<p>Confirm that the westbound approach is modified to provide a free right turn lane and that traffic signals are installed at Old Road/Sloan Canyon Road</p>	<p>Prior to project approval</p>	<p>Once prior to project approval</p>	<p>Los Angeles County Department of Transportation</p>			
<p>T-4(b) The Old Road / Parker Road Intersection: The following improvements would be required at this intersection to mitigate cumulative impacts: construct Castaic B&T improvements and resripe the eastbound approach to provide a left-turn lane and a shared through / right turn lane. The payment of the Castaic B&T Fee District fees and payment of the proportionate share of 24.3% of the cost of the additional resriping improvement would mitigate the project's cumulative impact. It is noted that these improvements are in addition to the project-specific mitigation measures outlined in Mitigation T-1.</p>	<p>Confirm that Castaic B&T improvements and resripe of the eastbound approach are implemented</p>	<p>Prior to project approval</p>	<p>Once prior to project approval</p>	<p>Los Angeles County Department of Transportation</p>			

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T-4(c) I-5 Southbound On-Ramp / Parker Road Intersection: The Parker Road Interchange project contained in the Castaic B&T Fee District would result in LOS "B" during the P.M. peak hour, which meets County thresholds. Payment of the Castaic B&T Fee District fees would mitigate the project's cumulative impact.	Confirm that the Castaic B&T Fee District fees are paid	Prior to operation of the proposed project	Once prior to the operation of the proposed project	DRP			
T-4(d) I-5 Northbound Off-Ramp / Ridge Route Road intersection: In addition to the Parker Road overcrossing widening project contained in the Castaic B&T Fee District, the intersection would need to be signalized to meet County thresholds. The payment of the Castaic B&T Fee District fees and payment of the proportionate share (7.4% of the cost of the traffic signal) would mitigate the project's cumulative impact.	Confirm that the northbound off-ramp/Ridge Route Road intersection is signalized	Prior to project approval	Prior to project approval	Los Angeles County Department of Transportation			
Waste Disposal							
WD-3(a) New homeowners shall be provided with educational materials on the proper management and disposal of household hazardous waste within the community of Castaic.	Confirm that new homeowners are provided with educational material regarding hazardous waste	After occupancy of the Castaic community	Once after occupancy of the Castaic community	Los Angeles County Department of Health Services			
WD-3(b) The development project is required, pursuant to the California Solid Waste Reuse and Recycling Access Act of 1991, to provide adequate storage area for collection and removal of recyclable materials. Storage areas for the collection and storage of recyclable and green waste materials shall be required for subdivision approval and shall be required as a part of the final designs for each residential and commercial lot.	Confirm that storage areas for recyclable and green waste materials are onsite	Prior to occupancy of onsite residences	Once prior to occupancy of onsite residences	EP			

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WD-3(c) Construction projects with a total value of over \$100,000 in addition to demolition and grading projects in the County's unincorporated areas are required to recycle or reuse 50 percent of the construction and demolition debris generated per the County's Construction and Demolition Debris Recycling and Reuse Ordinance. A Recycling and Reuse Plan shall be submitted to and approved by the Public Works Environmental Programs Division before a construction, demolition, or grading permit may be issued.	Approve a Recycling and Reuse Plan	Prior to construction, demolition, or the issuance of a grading permit	Once prior to construction, demolition, or the issuance of a grading permit	EP			
WD-3(d) Public Works' Environmental Programs Division shall be contacted for required approvals and operating permits in the event that construction, installation, modification, or removal of underground storage tanks, industrial waste treatment or disposal facilities, and/or storm water treatment facilities is necessary.	Approve operating permits in the event that modification of facilities is required	In the event that modification of facilities is required	As necessary in the event that modification of facilities is required	EP			
Education Services							
E-1 School Fees. Payment of school fees based on square footage of residential and commercial development in the amount of \$521,700 to Castaic Union School District, and \$436,740 to William S. Hart Union School District (or adjusted based on current fees) would mitigate the potential adverse impacts to local schools to a level of insignificance.	Confirm payment of school fees	Prior to project occupancy	Once prior to project occupancy	Los Angeles County Office of Education			
E-2 Library Fees. Payment of \$55,300 (or adjusted based on current fees) in Library Fees based on development of 70 residential units would reduce the impacts on library services to a level of insignificance.	Confirm payment of library fees	Prior to project occupancy	Once prior to project occupancy	County of Los Angeles Public Library			
Public Services							

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<p>PS-2(a) Access. If feasible, widen "A" Street right-of-way to 66 feet all the way to "D" Street. Widen cul-de-sacs "B", "C", and "E" to 50 feet instead of the proposed 58 feet.</p> <p>PS-2(b) Crime Prevention. The following measures are recommended for incorporation into the project design to facilitate crime prevention within the development:</p> <ul style="list-style-type: none"> Provide lighting in open areas and parking lots; Ensure visibility of doors and windows from the street; Ensure that the required building address numbers are lighted and readily apparent from the street for emergency response agencies. 	<p>Confirm that if feasible, "A" street and "B", "C", and "E" cul-de-sacs are widened</p> <p>Confirm that lighting is provided in open areas, doors and windows are visible from the street, and address numbers are lighted and apparent</p>	<p>Prior to project approval</p> <p>Prior to issuance of a grading permit</p>	<p>Once prior to project approval</p> <p>Once prior to issuance of a grading permit</p>	<p>Los Angeles County Department of Transportation</p> <p>DRP</p>			
Water Services							
<p>W-1 Annexation. Prior to development, the applicant shall coordinate with Newhall County Water District to annex the northeast portion of the project site into the service District.</p>	<p>Confirm that the applicant coordinates with Newhall County Water District</p>	<p>Prior to issuance of a grading permit</p>	<p>Once prior to issuance of a grading permit</p>	<p>DRP</p>			
<p>W-2(a) Interior Conservation. Interior water conservation measures, as required by the State of California, shall be incorporated into the project residential and commercial components. These include, but are not limited to:</p> <ul style="list-style-type: none"> Installation of low flow toilets and urinals in all new construction; Installation of water heating system and pipe insulation in all new construction to reduce water used before water reaches equipment or fixtures; 	<p>Confirm that interior water conservation measures are incorporated into the project design</p>	<p>Prior to issuance of a grading permit</p>	<p>Once prior to issuance of a grading permit</p>	<p>DRP</p>			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<ul style="list-style-type: none"> Installation of self-closing faucets in all lavatories. 							
W-2(b) Exterior Conservation. Exterior water conservation features as recommended by the State Department of Water Resources, shall be incorporated into the project residential and commercial uses. These include, but are not limited to: <ul style="list-style-type: none"> Landscaping of common areas with low water-using plants; Minimizing the use of turf by limiting it to lawn dependent uses; Wherever turf is used, installing warm season grasses. 	Confirm that exterior water conservation measures are incorporated into the project design	Prior to issuance of a grading permit	Once prior to issuance of a grading permit	DRP			
W-2(c) Reclaimed Water. The residential and commercial uses shall, to the extent feasible, use reclaimed water for irrigation of landscaping.	Confirm that residential and commercial uses use reclaimed water to the extent feasible	During occupancy of the project	Periodically during occupancy of the project	EP			
W-2(d) Xeriscaping. Residential and commercial landscaped areas shall use vegetation that will eventually naturalize and require minimal irrigation.	Landscape Plan Check	Prior to issuance of a building permit	Once prior to issuance of a building permit	DRP			
W-3(a) Connection Fees. The applicant shall pay the current Castaic Area Connection Fee that is necessary to connect water conveyance infrastructure within the project area to the eight-inch existing main located beneath The Old Road.	Confirm that the applicant pays the Castaic Area Connection Fee	Prior to issuance of a grading permit	Once prior to issuance of a grading permit	DRP			
W-3(b) Water Main Upgrades. The applicant shall pay for any necessary upgrades to the eight-inch water	Confirm that the applicant pays for	Prior to issuance of a	Once prior to issuance of a	DRP			

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main in The Old Road, if the upgrades are necessary to accommodate the scale of development or provide adequate fire flows to serve the project.	any necessary upgrades to the water main in The Old Road	grading permit	grading permit	Los Angeles County Fire Department			
W-3(c) Water Plan Approval. The applicant shall submit water infrastructure plans to NCWD and the Los Angeles County Fire Department Land Development Unit for review and approval to assure that the project design meets individual requirements of both agencies prior to finalization of the Tract Map.	Approve water infrastructure plans	Prior to approval of the Tract Map	Once prior to approval of the Tract Map	Los Angeles County Fire Department Land Development Unit and NCWD			
Global Climate Change							
<p>GCC-1 Energy Conservation. At a minimum, the project shall provide or incorporate the following Greenhouse Gas (GHG) reduction measures.</p> <ul style="list-style-type: none"> Provide a complimentary electric lawnmower to every residential buyer as well as exterior electrical outlets in the front and rear yards (1% emissions reduction). See MM B-19 of the CAPCOA mitigation measure summary, January 2008 (Appendix D). The project shall utilize Energy Star Roof materials. (1% emissions reduction). See MM E-4 of the CAPCOA mitigation measure summary, January 2008 (Appendix D). The project shall optimize each building's thermal distribution by separating ventilation and thermal conditioning systems. (5% emissions reduction). See MM E-9 of the CAPCOA mitigation measure summary, January 2008 (Appendix D). Project orients about 50% or more of homes and/or buildings to face either north or south (within 30° of N/S). Building design includes roof overhangs that are sufficient to block the high summer sun, but not the lower winter sun, from 							
	Confirm that the project incorporates GHG reduction measures	During construction, prior to occupancy, and throughout occupancy	Once during construction, once prior to occupancy, and periodically throughout occupancy	EP			

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<ul style="list-style-type: none"> penetrating south facing windows. Trees, other landscaping features and other buildings are sited in such a way as to maximize shade in the summer and maximize solar access to walls and windows in the winter. (2% emissions reduction). See MM E-7 of the CAPCOA mitigation measure summary, January 2008 (Appendix D). Non-roof surfaces with shade, light-colored/high albedo materials (reflectance of at least 0.3) and/or open grid pavement for at least 30% of the site's non-roof impervious surfaces OR use an open-grid pavement system (less than 50% impervious) for a minimum of 50% of the parking lot area. Such mitigation measures would reduce urban heat island effect. (1% emissions reduction). See MM E-8 of the CAPCOA mitigation measure summary, January 2008 (Appendix D). Traffic calming measures including roadways designed to reduce motor vehicle speeds and encourage pedestrian and bicycle trips. (1% emissions reduction). See MM T-5 of the CAPCOA mitigation measure summary, January 2008 (Appendix D). Electric Vehicle charging facilities with preferential parking for each of the commercial buildings. See MM E-1 of the CAPCOA mitigation measure summary, January 2008 (Appendix D). Assumed reduction of 1%. Using light colored paving to increase the project's albedo effect and create emissions reductions from energy savings stemming from less need for cooling. See MM E-12 of the CAPCOA mitigation measure summary, January 2008 (Appendix D). Assumed reduction of 1%. Solar water heaters to provide a 20-70% reduction 							

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<p>in water heating energy costs. See MM E-14 of the CAPCOA mitigation measure summary, January 2008 (Appendix D). Assumed reduction of 1%.</p> <ul style="list-style-type: none"> Certified energy efficient appliances, e.g. Energy Star, to be used throughout the project to provide CAPCOA mitigation measure summary, January 2008 (Appendix D). Assumed reduction of 2%. Use locally made building materials for construction of the project and the associated infrastructure. This would reduce emissions by limiting the length of transport of building materials. See MM C-3 of the CAPCOA mitigation measure summary, January 2008 (Appendix D). Assumed reduction of 1%. 							

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